

Unit 17, Gunnels Wood Park

Gunnels Wood Road, Stevenage, SG1 2BH

adroit
REAL ESTATE ADVISORS

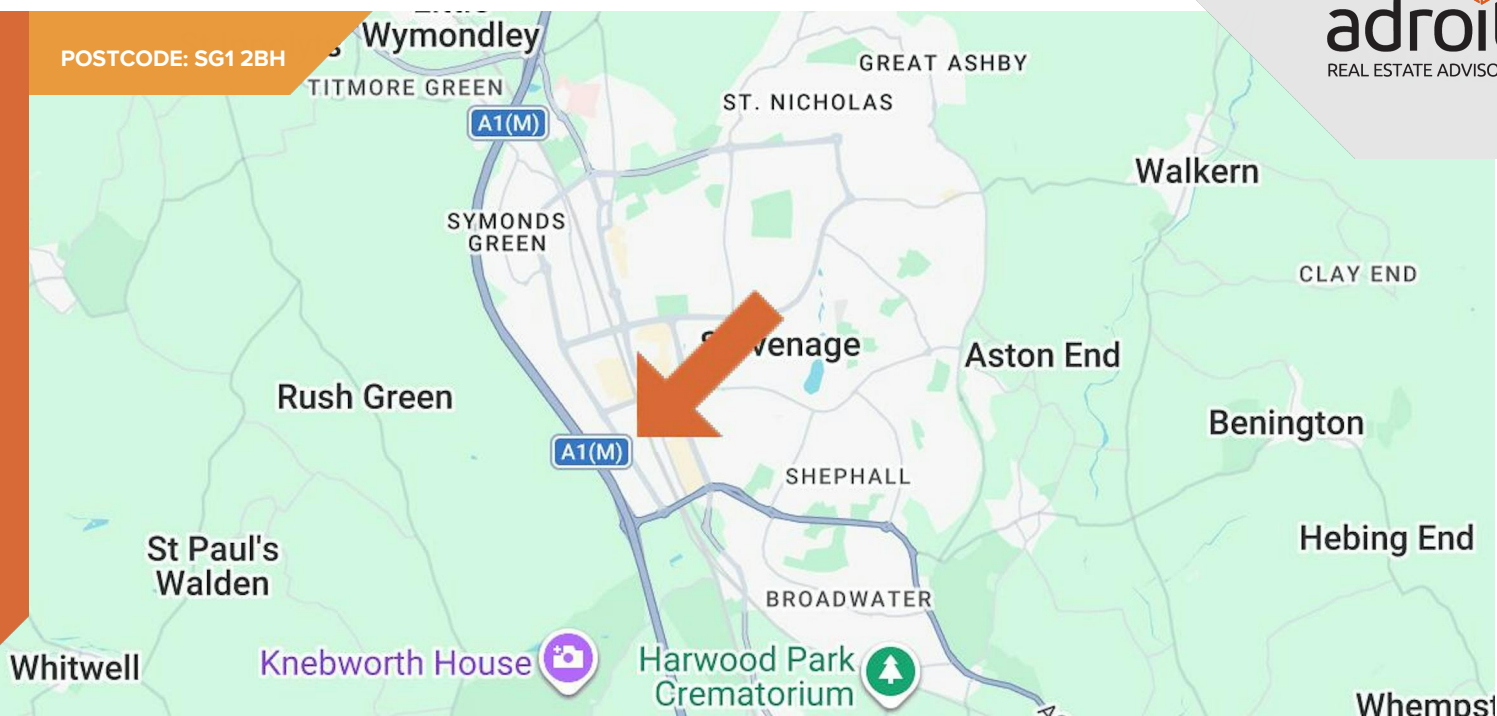


TO LET

4,069 sq ft (378.02 sq m)

- Established industrial estate in prime Stevenage location
- 8.44m eaves height
- 2 level access loading doors
- Good on site parking

POSTCODE: SG1 2BH



Description

A mid terraced unit suitable for trade counter, industrial or warehouse uses, with good eaves height and generous parking

Location

Gunnels Wood Park is an established trade and industrial estate in a prime Stevenage location, fronting Gunnels Wood Road close to junction 7 of the A1M. Other trade occupiers on the estate include Dulux Decorator Centre, Jewson, Euro Car Parts and Easy Bathrooms.

Accommodation

The property has been measured on the basis of Gross External Area:

Name	sq ft	sq m
Ground - Warehouse	3,408	316.61
1st - Offices	589	54.72
Total	3,997	371.33

Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

EPC

C (59)

Availability

Available Immediately

Rent

Rent on application

Service Charge

£4,705 per annum Service Charge year ending March 2026

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

The property has a rateable value of £103,000 in the 2026 list. The rates payable figure may be subject to transitional relief, occupiers should contact the Local Rating Authority for confirmation.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

Adroit Real Estate Advisors

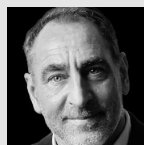


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