Units 5A and 5B Motorway Industrial Estate

Babbage Road, Stevenage, SG1 2TU

adroit
REAL ESTATE ADVISORS



TO LET

16,795 sq ft (1,560.31 sq m)

- 6m Eaves height
- Dedicated secure yard and car parking
- Discreet location
- Being Extensively Refurbished
- Available Q1 2027



Description

The property comprises a stand alone two unit industrial / warehouse unit of steel truss frame construction with brick and steel clad elevations. The unit has 6m eaves height, two roller shutter loading doors to the front elevation and includes two storey offices with WCs provided on both floors.

There is a large secure loading yard area to the front .

Location

The property is situated on the Motorway Industrial Estate, Babbage Road to the west of Stevenage Town Centre and within the established Gunnels Wood Road industrial area. Motorway Industrial Estate is located equidistance between Junctions 7 & 8 of the A1(M) and 15 miles north of the M25 (J23) Stevenage is situated approximately 30 miles north of London, 9 miles north of Welwyn Garden City and 15 miles east of Luton. The town benefits from a mainline station providing direct links to London Kings Cross in approximately 20 minutes.

Accommodation

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

Name	sq ft	sq m
Ground - Ground Warehouse	14,498	1,346.91
Ground - Office	1,217	113.06
1st - Office	1,080	100.34
Total	**16,795**	**1,560.31**

Tenure

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

EPC

Available on request.

Availability

Available Q1 2027

Service Charge

approx £0.60 per sq ft

Legal Costs

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

Business Rates

Rateable Value of £174,000

Viewings

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

Adroit Real Estate Advisors



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