3 Whitworth Road

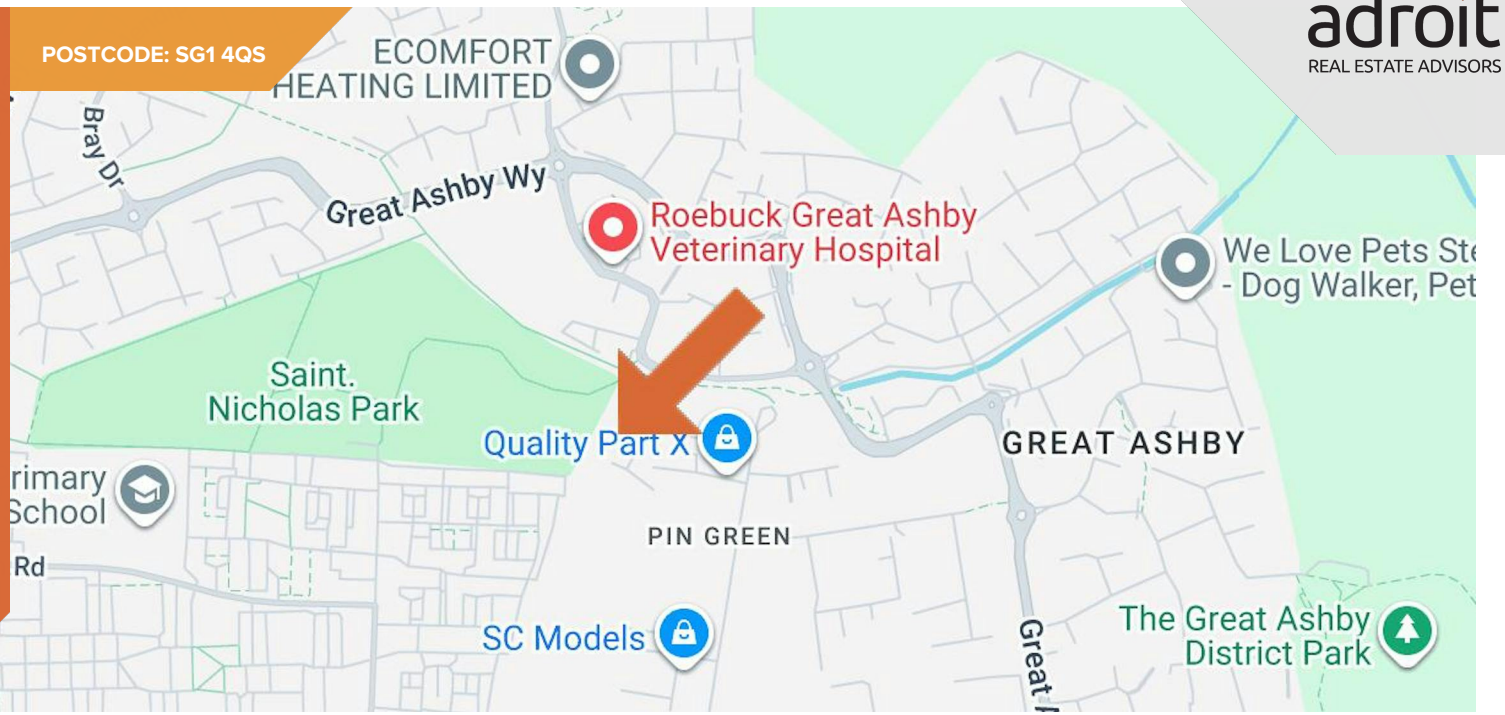
Stevenage, SG1 4QS

adroit
REAL ESTATE ADVISORS

TO LET

6,746 sq ft (626.72 sq m)

- To be refurbished to a high standard
- 5.75m EH approx
- large dedicated Forecourt and parking area
- Adjacent to Howdens Trade Counter
- Solar panels to offer energy savings



Description

Well configured mid terrace unit suitable for trade or business users. Large dedicated front yard for loading and parking.

Location

Stevenage is situated adjacent to junction 7 and 8 of the A1(M) and approximately 16 miles north of the M25.

The property is prominently located fronting Whitworth Road in the Pin Green area of Stevenage, a major commercial district located to the north of Stevenage Town Centre and accessed from Junction 8

of the A1(M) via Martins Way, the A1072. Access to the A1(M) is within two miles with Junction 23 of the M25 being approximately 15 miles to the south.

Accommodation

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

Name	sq ft	sq m
Ground - Warehouse and Offices	6,012	558.53
1st - Office	734	68.19
Total	**6,746**	**626.72**

Tenure

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

EPC

Available on request.

Availability

Further information is available upon request.

Rent

£15.95 per sq ft

Service Charge

Further information is available upon request.

Legal Costs

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

Business Rates

Further information is available upon request.

Viewings

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

Adroit Real Estate Advisors

Steve Williams
T: 0203 9 618191
M: 07860 708 665
swilliams@adroitrealestate.co.uk

Mark Gill
T: 020 3961 8192
M: 07702 895 010
mgill@adroitrealestate.co.uk

Colliers

Katie Milburn
T: +44 207 344 6829
M: +44 7345 123414

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adroitrealestate.co.uk

www.adroitrealestate.co.uk

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