



DETACHED TWO-STOREY BUSINESS UNIT
3,617 SQ FT (GIA) APPROX.

Price: £750,000
Rent: £50,000 p.a.

Canterbury House
11 Wedgwood Court
Wedgwood Way
Stevenage
Hertfordshire
SG1 4QR

- No VAT
- Prominent position at the front of an established estate
- 13 parking spaces
- Rear loading facility
- Suitable for a variety of office, light industrial and studio uses

CANTERBURY HOUSE, 11 WEDGWOOD COURT, WEDGWOOD WAY, STEVENAGE, HERTFORDSHIRE, SG1 4QR

LOCATION

Stevenage is located between junctions 7 and 8 of the A1(M) approximately 25 miles north of London and 16 miles north of Junction 23 of the M25. The A505 provided fast east/west communications between Luton and the M1 and Cambridge and the M11.

Stevenage intercity station provides a fast service to London Kings Cross with a minimum travel time of only 19 minutes.

Stevenage is a modern new town served by an efficient system of dual carriageways and has a particularly strong base of hi-tech industries in the pharmaceutical, aerospace and defence sectors.

Pin Green commercial area is on the north east side of the town with dual carriageway links to both A1M Junctions.

ACCOMMODATION

A modern, two-storey business unit occupying a prominent position at the entrance to an estate of 11 units constructed in 1988. The property is unusually detached, providing windows on all elevations and excellent natural light.

The building is of steel frame construction with a concrete first-floor slab. The elevations feature attractive brickwork at ground-floor level, complemented by silver-coloured profiled vertical cladding above. A loading facility is provided to the rear, and the property stands within a brick-paved courtyard.

The first floor provides open-plan office accommodation, newly decorated and fitted with LED lighting within a recessed suspended ceiling, radiator central heating, air conditioning and a kitchen.

The ground floor offers similar open-plan accommodation, together with two separate rooms. The space benefits from a suspended ceiling with an approx. clear headroom of 2.5m.

Male and female toilet facilities are provided on both floors.

The property would suit a variety of uses, including light industrial, office and studio accommodation.

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £40,250.

Rates payable approx. 43.2% for the y/e 31/3/2027.

EPC

C(70)



FLOOR AREAS (approx. GIA)

Sq Ft

Ground Floor 1,798

First Floor 1,819

TOTAL 3,617

Car Parking Spaces 13

TERMS

Available for sale freehold with vacant possession at a price of £750,000.

Alternatively, the property is available to rent on a new lease for a term to be agreed at a rent of £50,000 per annum.

VAT: Not applicable.

For further information / viewing please contact Davies Hiller on 01707 274237

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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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