Davies Hiller
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Stevenage Industrial
TO LET



MODERN WAREHOUSE / INDUSTRIAL UNIT
1,337 SQ FT

Rent: £27,720 p.a.

Unit 4
Hyatt Trading Estate
Babbage Road
Stevenage
Hertfordshire
SG1 2EQ

- Brand New Roof
- Full Size Loading Door
- Close to A1(M)
- 5 Parking Spaces
- Plus 970 sq ft Mezzanine Store

Ref I66-5

UNIT 4, HYATT TRADING ESTATE, BABBAGE ROAD, STEVENAGE, HERTFORDSHIRE, SG1 2EQ

Location

Stevenage is the major industrial / commercial centre for North Hertfordshire, situated adjacent to the A1(M) between Junctions 7 and 8 and approx. 16 miles north of the M25.

The town is served by an efficient network of dual carriageways and cycle paths and offers a wide range of housing, leisure and shopping facilities. In addition to the new town centre the old town High Street provides a range of restaurants and public houses and there is a major leisure and retail park.

Stevenage main line station is the first Inter-City stop north of London Kings Cross with the shortest travel time of approximately 19 minutes.

Hyatt Trading Estate is in Babbage Road situated off Cavendish Road. This connects to the west side of Gunnels Wood Road in the main commercial area. It is at the traffic light junction next to Costco and at the rear of Fujitsu .

Accommodation

A smart end of terrace warehouse / production unit that forms part of a small modern estate.

It is constructed of a concrete frame with part clad and part brick facing elevations and a mono-pitched roof with translucent panels.

There is a full-size electric loading door to the front alongside which is a smart ground floor office / amenity area.

There is a small storage mezzanine at the rear with loading access.

The unit is provided with lighting, gas heating and 3 phase-power.

It has a front concrete forecourt with 5 allocated parking spaces.

Floor Areas (approx. GIA)	Sq Ft
Ground Floor	1,337
Mezzanine	970
TOTAL	1,337

Tenure

The property is available for immediate occupation by way of a new Full Repairing & Insuring lease. Rent £27,720 per annum exclusive.

There is a service charge for shared costs of the general estate areas.

Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). RV £19,250 with a payable of £8,316 pa.

EPC

C-65





For further information please contact Davies & Co 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-1sr-ediction. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are threrefore expressly excluded from any contract.