Davies

01707 274237

Stevenage
Industrial
FOR SALE

INDUSTRIAL / WAREHOUSE / YARD PREMISES SUITABLE FOR REUSE / PART DEMOLITION OR REDEVELOPMENT (0.56 ACRES)

10,091 SQ FT

Price: £1,395,000 + VAT

Building Q3
Caxton Way
Off Gunnelswood Road
Stevenage
Hertfordshire
SG1 2DF

- Prime Industrial / Warehouse Location
- Suitable for owner occupier or development
- 0.56 site area
- Close to Station, Town Centre and A1(M)

Ref I51-10 (VB)

BUILDING Q3 , CAXTON WAY , OFF GUNNELSWOOD ROAD, STEVENAGE, HERTFORDSHIRE, SG1 2DF

LOCATION

Stevenage is a vibrant commercial centre with strong representation in the aerospace, defence and life science sectors.

It is located between Junctions 7&8 of the A1(M) approx. 32 miles north of Central London.

Stevenage intercity station provides a regular non-stop service to Kings Cross / St Pancras (Europe's leading transport hub) in around 19 minutes.

London Luton and Stansted airports are conveniently close.

Stevenage offers a full range of services including a leisure park, major out of town retail development, major town centre and the attractive old town area with its range of pubs and restaurants. The surrounding villages offer attractive housing and pub/restaurants.

Centrally located in the main Gunnels Wood commercial area the site backs on to the A1(M) and is within convenient walking distance of the station and town centre. Junction 2 & 8 of the A1(M) are easily accessible.

It is a regular shaped site fronting on to Caxton Way with alternative rear access from Potters Lane. There is an additional strip of land on the west side of Potters Lane providing a continuous row of car parking. This could facilitate a very efficient use / development configuration to maximise use.

Potters Lane and Caxton Way are both adopted and therefore there is no estate service charge.

ACCOMMODATION

A detached single-storey building fronting onto Caxton Way with rear HGV access from Potters Lane. There is a full width additional strip of land on the west side of Potters Lane for car parking.

To the front there is an office / amenity area with pedestrian entrance from Caxton Way. At the centre is a portal frame warehouse / workshop with an eaves height of 4.6m and an apex of 6.95m. Around are various store and workshop spaces. There are open yard areas on both sides and at the rear which could be extended by part demolition of the buildings. Various arrangements are possible.

PLANNING - The site is wholly located within area EC2a. This allocates the use to E, B2 or B8 development.

FLOOR AREAS (approx. GIA)		Sq Ft
Front offices	/ amenities	796
Main building		2,703
Workshop	/ stores	6,592
TOTAL		10,091

TERMS

Available for sale freehold with vacant possession at an early date to be confirmed. Guide price £1,395,000.

The property is subject to VAT.

The property is currently an operational plant depot and is being sold by the owner occupier.

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.

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