



A RANGE OF EXISTING BUILDINGS FOR REUSE OR REDEVELOPMENT
PRIME INDUSTRIAL / WAREHOUSE LOCATION
13,658 - 29,637 SQ FT ON UP TO 1.18 ACRES APPROX.

Price: £1,350,000 - £2,700,000 + VAT

The Q Buildings
Caxton Way
Off Gunnelwood Road
Stevenage
Hertfordshire
SG1 2DF

- Suitable for owner occupier or development
- Highly efficient shape and configuration for high density scheme
- Central location close to Station and Town Centre
- Sub-division options considered.

LOCATION

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.

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

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

STEVENAGE

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 is in easy walking distance and provides a regular fast 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

ACCOMMODATION

A self-contained complex prominently fronting Caxton Way, with alternative access from Potters Lane.

The property forms part of a larger established industrial site, the remainder of which is now subject to agreed terms for sale. The accommodation and land being offered comprises the southern and central sections of the site, extending to approximately 1.18 acres in total

The complex comprises single-storey industrial / workshop buildings of concrete frame construction beneath felt roofs, together with ancillary office, storage and yard areas.

The buildings are arranged in eight bays, with single-storey former office / ancillary accommodation fronting Caxton Way.

The site has been intensively used for plant storage by the current owner over many years. Capital investment is now likely to be required either to refurbish and restore the existing buildings or to pursue redevelopment, subject to the necessary consents.

The property is available for purchase as a whole or potentially by way of subdivision into two parcels of approx. equal acreage. esktop environmental reports are available.

SITE AREAS

Southern Building - 0.59 acres
Central Building - 0.59 acres
Total - 1.18 acres

PLANNING

The site is wholly within Area EC2a, which is allocated for Class E, B2 and B8 uses. The existing buildings date principally from the 1950s and formed part of the original Stevenage New Town development, having previously been occupied by British Aerospace.

FLOOR AREAS (approx. GIA)

	Sq Ft
Southern Section	13,658
North Section	15,979
TOTAL	29,637

TERMS

Freehold for sale with vacant possession, either as a whole or in two separate parcels of approx. 0.59 acres each.

£2.7 million for the whole site or £1.35 million per parcel if sold separately. VAT is applicable.

The property is currently occupied by the owner as an operational plant depot.

BUSINESS RATES

Will need to be reassessed.

EPC

C(59)



