6 MONTHS' RENT FREE AVAILABLE, SUBJECT TO STATUS

11 GUNNELS WOOD PARK GUNNELS WOOD ROAD STEVENAGE

SG1 2BH

bf.

brasierfreeth.com

Modern Factory/Warehouse - To Let - 14,587 Sq.ft

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Modern Factory/Warehouse

TO LET

KEY DETAILS

- Low passing rent, sub £10psf
- 6.5m clear eaves height
- Covered loading
- A1(M) 0.5 mile

AMENITIES

Eaves Height - 6.5m	Roller Shutter Set	Covered Loading
Offices	Kitchen	WCs

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ACCOMMODATION

Floor	*Size Sq.m*	*Size Sq.ft*
Warehouse	1,043.93	11,237
Offices	211.80	1,070
Loading Bay	99.46	2,280
TOTAL	**1,355.19**	**14,587**

These floor areas are approximate and have been calculated on a gross internal basis.

DESCRIPTION

The property comprises a mid-terraced single storey factory/warehouse of portal frame construction under an insulated roof incorporating rooflights. The warehouse offers highly efficient clear span working space with a single level access loading door that emerges onto a covered loading bay.

Offices are provided at ground and first floor, with ladies and gents WC's and a kitchen/breakout facility.

The unit occupies a mid-terraced position within the estate, fronting the principal estate road.

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LOCATION

Stevenage is situated approximately 30 miles north of London, 15 miles north of the M25 (J23) and 15 miles east of Luton. The town benefits from a mainline station providing direct links to London Kings Cross and St Pancras with a journey time of less than 30 minutes.

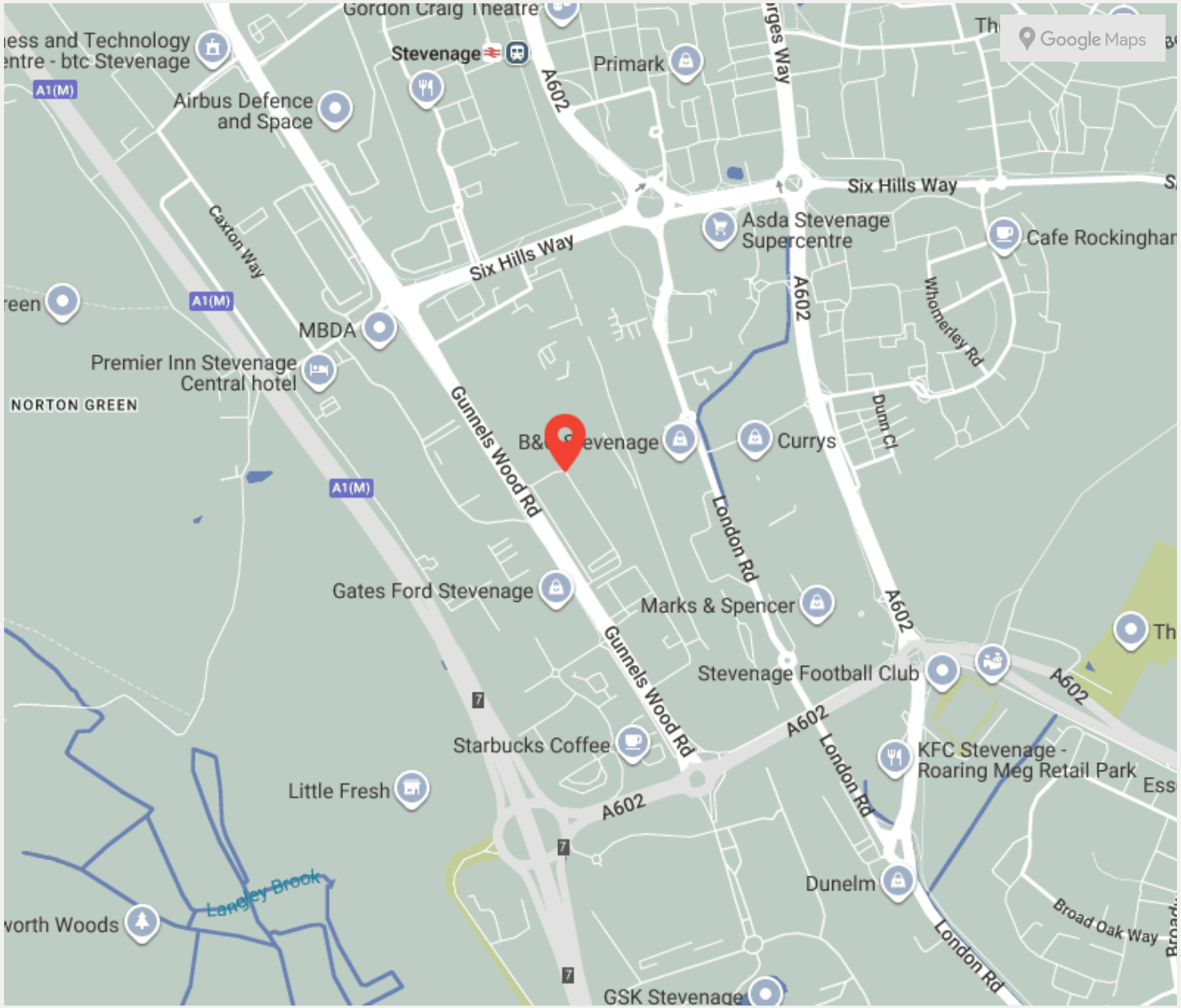
Gunnels Wood Park is located in the heart of Stevenage's principal business area within convenient walking distance of the town centre and station, which are less than 1 mile from the property. Junction 7 of the A1(M) is just half a mile away from the estate.

TERMS

The unit is held on a lease for a term expiring in March 2033 at a current rent of £144,850 per annum exclusive, equating to less than £10psf. The rent is subject to review in March 2028 when there is also a simultaneous tenants option to break. The lease is available for assignment, or alternatively, on the basis of an underlease until March 2028. 6 months' rent free is available subject to status.

TRANSPORT

- A1(M) Junction 7 - 0.5 miles
- M25 Junction - 23 - 15 miles
- Stevenage Station - 0.8 miles (walking)



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BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £180,000. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Stevenage Borough Council - 01438 242242.

Please note, this figure includes an element attributed to a mezzanine floor, that has now been removed, hence assessment will need to be reviewed.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property has an EPC rating of D 90. Details available upon request. .

LEGAL COSTS

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

VAT

The property is not VAT registered.

CONTACT

GET IN TOUCH

Graham Ricketts

07841 235185

graham.ricketts@brasierfreeth.com

Brasier Freeth

enquiries@brasierfreeth.com

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