S.R. Wood & Son

TO LET



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

Refurbished Industrial Unit

Summary

Tenure	To Let
Available Size	1,367 sq ft / 127 sq m
Rent	£23,950 per annum
EPC Rating	Upon enquiry

Key Points

- Strategic Location
- Forecourt Parking
- New Roof
- Refurbished
- Gas Mains & 3-Phase Power

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Location

The Hyatt Trading Estate is located to the west of Stevenage town centre and offers easy access to Junctions 7 & 8 of the A1(M). This in turn provides access to the M25 via Junction 23, approximately 15 miles to the south.

Description

The estate is arranged as 11 self-contained industrial units, totalling 29,000 sqft and includes some trade counter operators. Unit 4 is end-terraced, with partly clad facing brick elevations and a mono-pitched roof. It benefits from the following:

- Recent internal redecoration.
- Motorised roller shutter.
- 3-phase electricity supply.
- Gas supply.
- Gas blower heater.
- Office accommodation with kitchenette and single w/c.
- Translucent roof panels.
- Forecourt parking spaces (approx 5).
- Additional parking space (in front of loading door).

Terms

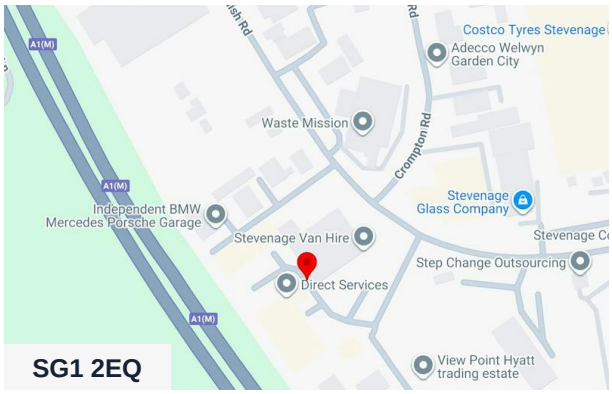
The property is available by way of a new Full Repairing & Insuring (FRI) lease for £23,950 per annum exclusive.

Rateable Value

The rateable value from April 2026 is £19,250 (please note this is not rates payable).

VAT

Plus VAT at the appropriate rate.







Viewing & Further Information



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