



TO LET
UNIT 16
3,923 SQ FT

KEY FEATURES

- Established industrial location
- Clear height of 8.44m
- To be refurbished
- Fast access to A1(M)
- Close to railway station

LOCATION

Gunnels Wood Park is one of the premier industrial / warehouse locations in Stevenage. The park offers a well maintained environment with CCTV surveillance on entrance and exit. The park benefits from wide service roads, good circulation, generous car parking and landscaping.

DESCRIPTION

The property comprises a mid- terrace industrial unit. The building is of steel portal frame construction with brick and profile sheet elevation cladding.

- 8.44m eaves height
- Roller shutter
- Generous parking available
- WC's
- First floor office

ACCOMMODATION

The property comprises;

Unit 16: 3,923 sq. ft.

TERMS

On a new lease with terms to be agreed.

RENT (subject to VAT)

£37,275 per annum exclusive.

SERVICE CHARGE

A service charge is payable on the properties.

RATES

The property is listed on the Valuation Office Agency 2015 Rating List as having a Rateable Value of £22,250. Interested parties are advised to make their own enquiries of Stevenage Borough Council on 01438 242875.

LEGAL COSTS

All parties to bear their own legal costs.

EPC

Awaiting assessment.



ALL ENQUIRIES



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