

# Gunnels Wood Estate A1(M) Stevenage SG1 2DF

## For Sale Freehold

### Self-contained industrial complex

### 44,435 Sq Ft (GIA) Approx.

- Road frontage front and rear + additional rear parking
- Modern two-storey offices
- High level of fitted out and services including clean rooms
- High-capacity power supply
- Close to J7/8 A1(M)
- Close to station / town centre



# Former Stevenage Circuits Building

## Caxton Way / Potters Lane, Stevenage SG1 2DF

### STEVENAGE

Stevenage is a vibrant commercial centre with strong representation in the aerospace, defence and pharmaceutical sectors. A particular feature of the town is the rapidly developing Life Sciences sector based on the major GSK site.

It is located between Junctions 7&8 of the A1M approx. 32 miles north of Central London.

Stevenage intercity station is a short distance from the property and provides a regular fast non-stop train service to London Kings Cross / St Pancras, Europe's leading transport hub, in around 19 minutes and Cambridge.

London Luton and London Stansted airports are conveniently close.

Stevenage offers a full range of services including a leisure park close to the property, major out of town retail development, town centre and the attractive old town area with a range of pubs and restaurants.

The surrounding villages offer attractive housing and pub/restaurants.

### LOCATION

Centrally located in the main Gunnels Wood commercial area site backs on to the A1(M) and is within convenient walking distance to the station and town centre.

### DESCRIPTION

A self-contained complex fronting on to Caxton Way with rear service access from Potters Lane where there is an additional strip of land on the west side of the road providing a continuous row of approx. 40 car parking spaces.

The complex comprises the following elements:

#### Building 1

Single storey single bay steel portal frame building with modern brick and glazed front elevation and front parking. Various process areas. Eaves height c 4.7m above suspended ceiling. Rear loading. Attached store to the rear and two separate outbuildings in the rear yard area.

#### Link Section

Single bay steel frame process space with eaves height of 4.5m between Buildings 1 and 2. Loading door 3.4m wide x 3.2 m high.

#### Building 2

Smart two storey front offices built in about 1980. There is full office use on the first floor and a mixture of office, meeting room and test areas on the ground floor.

Behind is a single storey production area constructed of concrete frame with an eaves height of c 3.5m and ridge of c 3.9m. This is in a single uninterrupted space in four bays. Range of ancillary and additional process buildings to the rear.

#### Building 3

Manufacturing complex like building 2. Comprises a single storey office and ancillary areas at the front. Further plant and QC areas at the side and rear. Rear yard and loading door 4.0m wide x 2.9m high approx.

The whole property is extensively fitted out for circuit board and related manufacturing purposes with high-capacity services.

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

### APPROXIMATE (GIA) FLOOR AREAS

#### **Building 1**

Production / Stores / Offices 9,536 Sq Ft

#### **Building 2**

2 storey offices	8,158 Sq Ft
Production / stores	10,072 Sq Ft
Production / stores	<u>2,691 Sq Ft</u>
Total	20,921 Sq Ft

#### **Building 3**

Production / Stores / Offices 13,978 Sq Ft

**Overall Total 44,435 Sq Ft**

### SITE AREA

1.9 acres approx.

### AVAILABILITY

At an early date to be agreed.

### TENURE

Available for sale freehold with vacant possession.

Guide price £3,950,000 plus VAT,

### RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £232,000.

Rates payable approx. 51.2% for the y/e 31/3/2025.



## INSPECTION AND FURTHER INFORMATION

For further information please contact

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I34-13 (VD)

**NOTES:**

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

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-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).

Energy Performance Certificate: Category D (76)

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.