

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

## For Sale Freehold

Self-contained industrial warehouse building

**9,536 Sq Ft (Approx)**

- Site area approx. 0.5 acres
- Road frontage front and rear + additional rear parking
- High-capacity power supply
- Close to J7/8 A1(M)
- Close to station / town centre



# **Building 1 of 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, of 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 car parking land on the west side of the road.

A single storey manufacturing complex with office and ancillary areas at the front and plant and QC areas behind at the rear. There is a loading door and small yard at the rear.

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

### **APPROXIMATE FLOOR AREAS (GIA)**

Production / stores      9,536 Sq Ft

D8861.5  
I34-13 (VA)

### **AVAILABILITY**

At an early date to be agreed.

### **TENURE**

Available for sale freehold with vacant possession.

Guide price £1.25m + VAT

### **RATEABLE VALUE**

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). To be independently assessed.

### **INSPECTION AND FURTHER INFORMATION**

For further information please contact

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Mike Davies ([m.davies@davies.uk.com](mailto:m.davies@davies.uk.com)) or  
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### **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.