

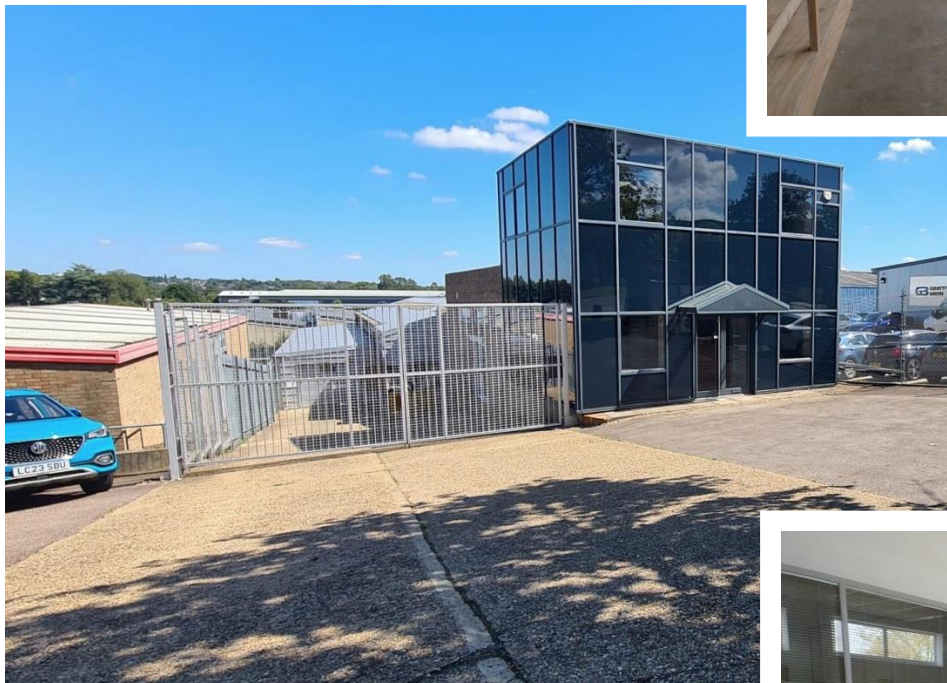
# Stanley House Stevenage SG1 2EE

## To Let or For Sale Freehold

Individual Detached Workshop with Imposing Front Offices

**6,357 Sq Ft (GIA) Approx.**

- Secure Site
- Close to A1(M) and Town Centre
- No VAT



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# Stanley House

## Crompton Road, Stevenage, SG1 2EE

### STEVENAGE

Stevenage is the major industrial / commercial centre for North Hertfordshire, situated adjacent to the A1(M) between Junctions 7 and 8 and approx. 16 miles north of the M25.

The town is served by an efficient network of dual carriageways and cycle paths and offers a wide range of housing, leisure and shopping facilities. In addition to the new town centre the old town High Street provides a range of restaurants and public houses and there is also a major leisure and retail park.

Stevenage main line station is the first Inter-City stop north of London Kings Cross with the shortest travel time of approximately 19 minutes.

Luton and Stansted airports are conveniently accessible.

### LOCATION

Crompton Road is situated off Cavendish Road. This connects to the west side of Gunnels Wood Road in the main commercial area. It is at the rear of the major sites occupied by Costco and Fujitsu.

The property is positioned prominently on Crompton Road close to its juncture with Cavendish Road and an easy walk from the Station.

### DESCRIPTION

A detached self-contained building with a rear workshop and two storey front offices.

The workshop is of concrete frame construction with brick / block walls under a pitched roof with an eaves height of approx. 3.6m. It is provided with a single wc, kitchen, high bay lighting and loading door.

To the side is a gated yard that provides access to a separate interlinking lean-to-store which has loading doors at each end.

The ground floor offices are arranged on two levels and provide open plan accommodation, 2 additional private offices and ladies and gents WCs.

Accessed via a spiral staircase there are two further private offices on the first floor.

There is a dedicated parking area at the front for 5 cars with the potential to double park.

### APPROX. (GROSS INTERNAL) FLOOR AREAS

Workshop	3,557 Sq Ft
Ground Floor Offices	1,362 Sq Ft
First Floor Offices	455 Sq Ft
<b>Total</b>	<b>5,374 Sq Ft</b>
Lean-to-store	983 Sq Ft
<b>Overall Total</b>	<b>6,357 Sq Ft</b>

### TERMS

The property is available to let on a new FRI lease for a term to be agreed at a rent of £75,000 per annum.

Alternatively, the property is available for sale freehold with vacant possession. Price £1,150,000.

Full details are available on request.

### VAT

Not payable.

### RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £41,000. Rates payable approx. 49.9% for the y/e 31/3/2025.

### AVAILABILITY

Immediate following completion of legal formalities.

### INSPECTION

For further information please contact Davies & Co on 01707 274237.

### 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 (85)

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.