

TO LET

3,644 Sq Ft and 7,810 Sq Ft (GIA) Approx

Units 3 & 6, Pin Green Industrial Estate, Stevenage SG1 4QJ

- Excellent established location
- Newly refurbished
- New full size loading doors
- Steel portal frame construction with clear warehouse space
- Brick elevations
- Double glazed and air conditioned offices
- Generous allocated parking and exclusive loading areas
- Eaves height 7.4m (Unit 3) and 5.4m (Unit 6)
- EPC - 'B' Rating
- Superb dual carriageway links to A1(M)



High Bay Warehouse / Trade Counter Units

Unit 3

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3,644 Sq Ft and 7,810 Sq Ft (GIA) Approx

High Bay Warehouse / Production Workshop Facility



LOCATION

Stevenage is located between junctions 7 and 8 of the A1(M) approximately 25 miles north of London and 16 miles north of Junction 23 of the M25. The A505 provided fast east/west communications between Luton and the M1 and Cambridge and the M11.

Stevenage intercity station provides a fast service to London Kings Cross with a minimum travel time of only 19 minutes. Stevenage is a modern new town served by an efficient system of dual carriageways and has a particularly strong base of hi-tech industries in the pharmaceutical, aerospace and defence sectors.

Cartwright Road is located in the Pin Green commercial area on the north east side of the town with dual carriageway links to both A1M Junctions.

DESCRIPTION

Pin Green Industrial Estate comprises a spacious estate totalling nearly 52,000 sq ft in 8 Units arranged in two terraces featuring excellent HGV turning and loading areas. The entire estate has been upgraded which included a programme of external redecorations and new signage to all units.

Unit 3 - Positioned at the front of the estate unit 3 is a mid-terraced warehouse with front two-storey offices and rear loading. The warehouse offers a single uninterrupted space with an eaves height of 7.4m (ridge 8.4m).

Unit 6 - A mid-terraced warehouse incorporating refurbished first floor offices and ground floor ladies and gents WCs. The warehouse provides clear space with an eaves height of 5.4m (ridge 6.8m).

FEATURES

Both units have been refurbished by the landlord to include new decorations, LED lighting, new loading doors and refurbished offices benefitting from double glazing and air conditioning. Both units have a B rating EPC. Unit 3 has 17 parking spaces, Unit 6 has 7 parking spaces.

FLOOR AREAS

Unit 3 Ground Floor	7,321 Sq Ft
First Floor	489 Sq Ft
Total	7,810 Sq Ft
Unit 6 Ground Floor	3,477 Sq Ft
First Floor	167 Sq Ft
Total	3,644 Sq Ft

AVAILABILITY and TERMS

Each unit is available to let on a new lease for a term to be agreed. Full details on request.

INSPECTION

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