

# Caxton Way Stevenage SG1 2DF

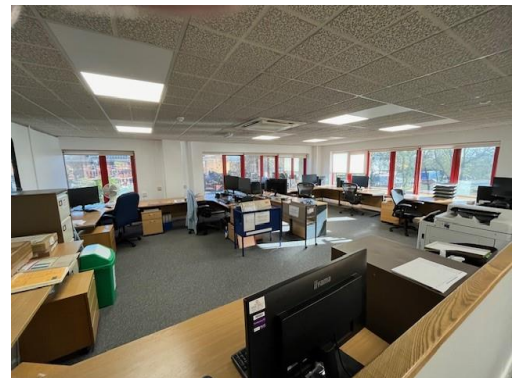


## For Sale Freehold

Yard with offices

**8,158 Sq Ft on 1.2 acres**

- Assumes Demolition of industrial space to create yard area by the purchaser
- Road frontage front and rear + additional rear parking
- High-capacity power supply
- Close to J7/8 A1(M) and station / town centre



# Buildings 2/3 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 of the station and town centre.

## DESCRIPTION

A secure level site of approx. 1.2 acres fronting on to Caxton Way with rear service access from Potters Lane where there is also an additional continuous row of parking.

The front of the property comprises a smart two-storey office building built in about 1980. There is currently full office use on the first floor and a mixture of office and ancillary uses on the ground floor.

Behind this is a single storey production area constructed of concrete frame with an eaves height of 3.5m and a ridge of 3.9m which is proposed to be demolished in whole or part.

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

D8905.3  
I34-13 (VE)

## APPROXIMATE (GIA) FLOOR AREAS

2 storey offices	8,158 Sq Ft
Workshop area /warehouse	Retained As required

## SITE AREA

1.12 acres approx.

## AVAILABILITY

At an early date to be agreed.

## TENURE

Available for sale freehold with vacant possession.

Guide price £2.75m + 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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## NOTES:

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

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.

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors.