

Davies

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Unit 3 Motorway Industrial Estate Stevenage SG1 2TU

To Let

Modern Single Storey Factory / Warehouse Unit
(to be refurbished)

12,612 Sq Ft Approx.

- Two storey offices
- Gated yard area
- Two loading doors



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Unit 3 Motorway Industrial Estate Babbage Road, Stevenage SG1 2TU

STEVENAGE

Stevenage is a major commercial centre located 30 miles north of central London between Junctions 7 and 8 of the A1(M). It has a diverse commercial base with major employers including GlaxoSmithKline, MBDA, Fujitsu and Air Bus.

It is located 3 miles north of London and 15 miles north of the M25.

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

The town centre and station (Kings Cross 20 mins) are easily accessible.

LOCATION

Babbage Road is in a prime location, accessed from Cavendish Road off Gunnels Wood Road next to Costco and behind the major Fujitsu site in the main commercial area and backing onto the A1(M).

DESCRIPTION

A modern single storey factory/warehouse unit fronted by two storey offices and forming part of a small modern development.

- Fitted two storey offices / staff accommodation
- Two full size loading doors
- Height (5.9m)
- High bay lighting
- Air blower heating
- Gated yard area

APPROX. (GROSS INTERNAL) FLOOR AREAS

Ground Floor	
Office / Ancillary	943 Sq Ft
Production/Warehouse	10,861 Sq Ft
First Floor Offices	808 Sq Ft
Total	12,612 Sq Ft

TERMS

Available on a new lease for a term to be agreed.

Rent £9.50 per sq ft per annum.

All terms are subject to VAT where applicable.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £62,500.

Amount payable approx. 50%.

ENERGY PERFORMANCE CERTIFICATE

Category C (64)

AVAILABILITY

On completion of refurbishment works Q2 2020.

INSPECTION

For further information please email Mike Davies (m.davies@davies.uk.com) or Daniel Hiller (d.hiller@davies.uk.com) or telephone 01707 274237 or contact our joint agent Adroit Real Estate.

NOTE

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.

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