

Davies

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Chartered Surveyors
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Fairlands Way Stevenage SG1 1ES

Next to Tesco Superstore

To Let or For Sale

Extremely Prominent Town Centre Retail Warehouse

17,894 Sq Ft (GIA) Approx.

Potential for a wide range of uses



D8030.2
I81-5

Fairlands Way, Stevenage, Herts SG1 1ES

STEVENAGE

Stevenage is a vibrant commercial multi-use town centre with a population of approx. 80,000 and a strong representation in the space, defence and pharmaceutical sectors.

It is located between Junctions 7&8 of the A1M approx. 32 miles north of Central London.

Stevenage intercity station a short distance from the property which provides a fast train service to London Kings Cross / St Pancras, Europe's leading transport hub, in around 21 minutes.

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, pedestrianised 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

The property occupies an extremely prominent location on the northern edge of the town centre fronting onto and accessed from Fairlands Way next to Tesco.

There are separate access points to a service area and the car park. The site is within a convenient walk of the station and the old town area.

DESCRIPTION

A smart detached modern flexible use building constructed in approximately 2000.

It is of a clear span steel portal frame with an eaves height of approximately 7.0m rising to 8.5m at the centre.

As can be seen the property is of high-quality construction with walls of full height brickwork with cladding details above under an insulated profiled steel roof. Internally there is a single open space with some limited internal fittings comprising a toilet block, staff accommodation and small first floor office area.

The principal pedestrian entrance is at the west side of the building facing the car park.

A single loading door at dock level is at the rear access from a separate shared service yard.

The property is considered suitable for a wide range of uses subject to planning.

FLOOR AREA (GROSS INTERNAL) APPROX

Ground floor	17,491 sq ft
First floor offices	403 sq ft
Total	17,894 sq ft

PARKING

65 spaces

TERMS

The property is available to let on a new lease to be agreed. Rent only £9.95 per sq ft.

Alternatively, the owners may consider a sale of the freehold interest. Price £2,695,000.

VAT is payable.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £139,000.

Amount payable approximately 51.2% (2020/21).

ENERGY PERFORMANCE CERTIFICATE

Rating B (46)

AVAILABILITY

On completion of legal formalities.

INSPECTION

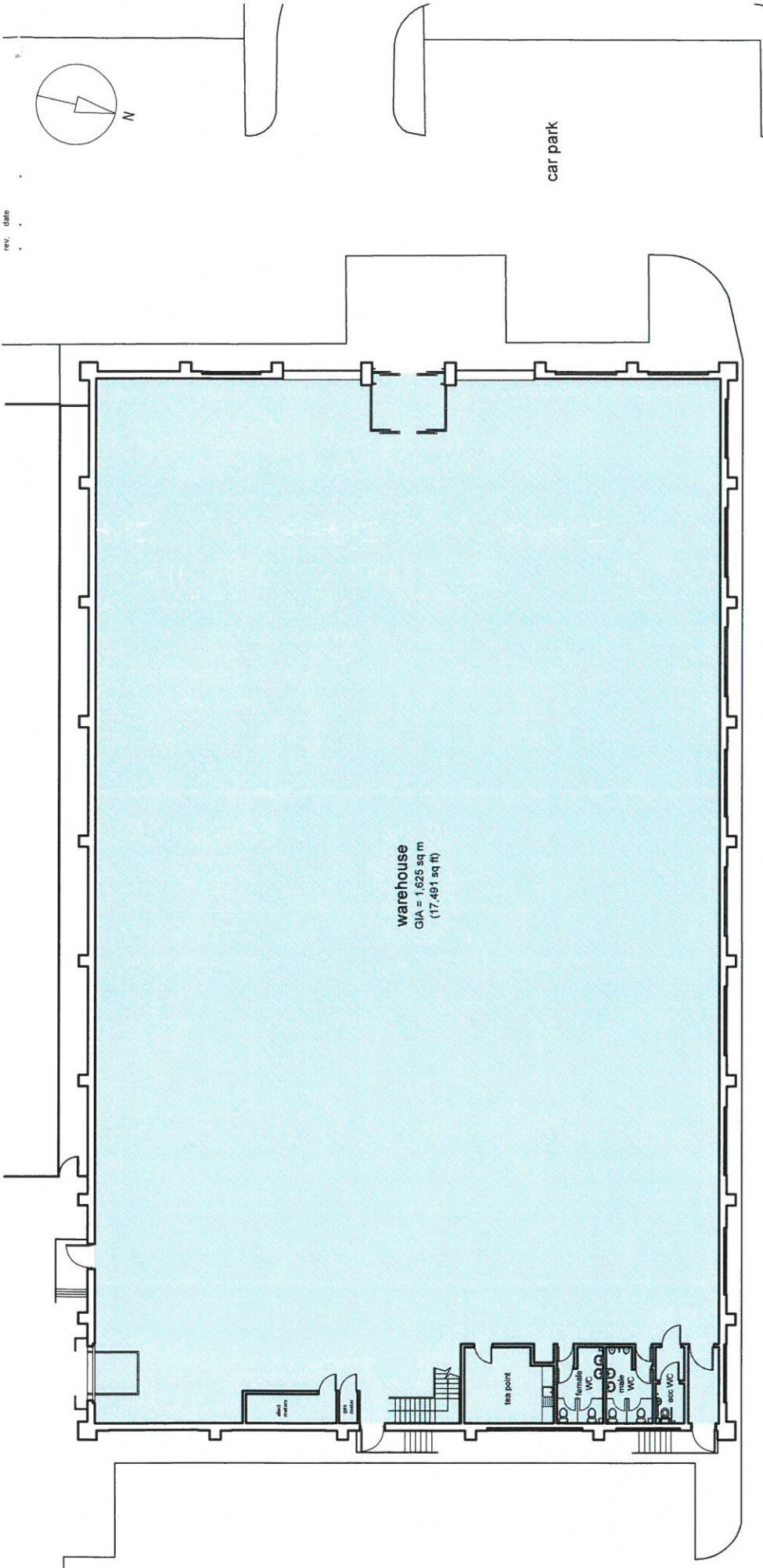
For further information please contact Davies & Co.

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.

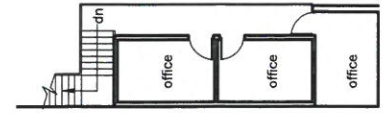


rev. date



existing ground floor plan - 1:200

rev. date



existing mezzanine floor plan - 1:200

ICON Building Consultancy

13 Ducketts Wharf
South Street
Bishop's Stortford
Hertfordshire CM23 3AR

Tel: 01279 653386
Web: www.iconbc.co.uk

date
12-12-19

checked
SR

scale
1:200 @ A3

drawn
CRD

client

UA ASSEST MANAGEMENT 2 LIMITED

property

UNIT 11, THE FORUM, FAIRLANDS
STEVENAGE, HERTS, SG1 1ES

project

MEASURED SURVEY

drawing

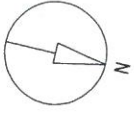
FLOOR PLANS
AS EXISTING

revision

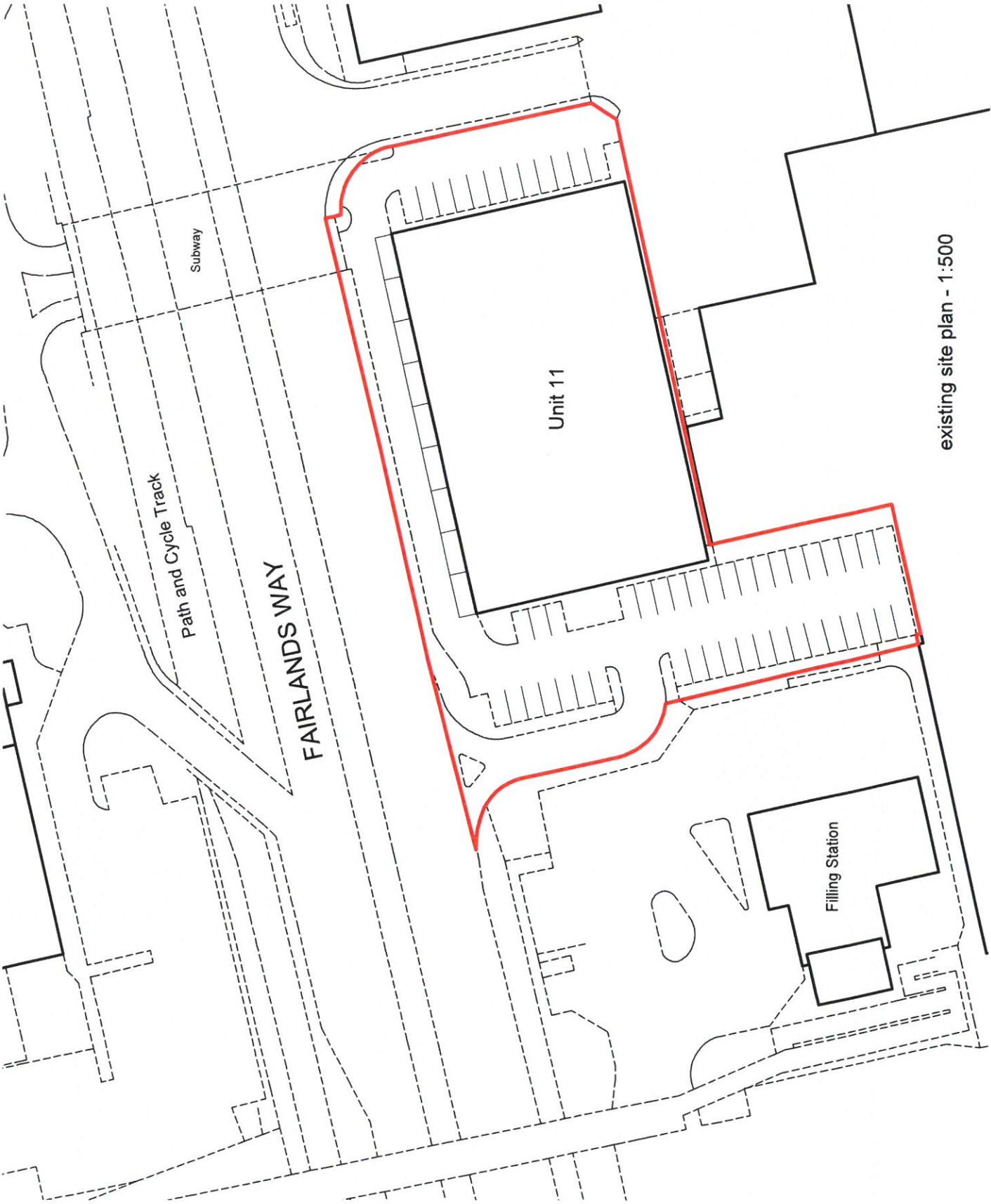
revision

drawing no.

UAA_001-01



rev. date



client
 UA ASSEST MANAGEMENT 2 LIMITED
 property
 UNIT 11, THE FORUM, FAIRLANDS
 STEVENAGE, HERTS, SG1 1ES
 project
 MEASURED SURVEY

drawing
 SITE PLAN
 AS EXISTING
 scale
 1:500 @ A3
 drawn
 CRD
 date
 12-12-19
 checked
 SR
 revision

drawing no. UAA_001-SITE

ICON Building Consultancy
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existing site plan - 1:500