

# Unit A Norton Park Stevenage SG1 2BB

## To Let

High Quality Detached Factory / Warehouse

**17,149 Sq Ft (GIA) Approx.**



- 7.5m eaves height
- Well-presented ancillary offices
- 2 loading doors
- Generous parking and loading areas



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I90-6

# Unit A Norton Park

## Norton Road, Stevenage SG1 2BB

### STEVENAGE

Stevenage is a major commercial centre located 34 miles north of central London between Junctions 7 and 8 of the A1(M). It has a diverse commercial base and a strong technology base with major employers including Glaxo SmithKline, MBDA, Fujitsu and Airbus.

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 area provides a range of restaurants and public houses and there is a major leisure and a major retail park.

Stevenage main line station is the first Inter-City stop north of London Kings Cross / St Pancras with the shortest travel time of approximately 19 minutes. There are alternative underground links at Finsbury Park.

### LOCATION

Norton Park is located close to the station and town centre. Access is from Six Hills Way or Gunnels Wood Road to the rear of The Wine Society. Both junctions of the A1(M) are easily accessible.

### DESCRIPTION

The property is one of only two modern detached industrial/ warehouse units in a self-contained site with generous parking, turning and loading areas.

The property is of modern steel portal frame construction with an eaves height of approximately 7.5m.

There are attractive feature high quality panelled elevations incorporating glazing to the office areas and along the front and side elevation. There are two full size loading doors at 4.5m wide x 5.0m high.

A particular feature of the scheme is a small secure yard area at the side.

The first floor office accommodation is accessed via an attractive entrance/reception area with toilets. On the first floor there is a single open plan space fully fitted to include carpets, perimeter trunking, radiator central heating and suspended ceiling with recessed Category 2 fluorescent lighting and a single male and female toilet.

A range of services is provided in the production / warehouse area.

### APPROXIMATE (GROSS INTERNAL) FLOOR AREAS

Ground Floor		
Warehouse	1,337.7 sq m	(14,400 sq ft)
Office/Toilets	129.3 sq m	(1,392 sq ft)
First Floor		
Offices	129.3 sq m	(1,392 sq ft)
<b>Total</b>	<b>1,593.1 sq m</b>	<b>(17,184 sq ft)</b>

### PARKING

42 spaces.

### TERMS

The property is available on a new lease for a term to be agreed. Rent and other details on request.

All terms are subject to VAT where applicable.

### RATEABLE VALUE

Please see the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk). Indicated assessment £87,500.

Rates payable 51.2% p.a. up to 31/03/2022.

### AVAILABILITY

At an early date to be agreed.

### INSPECTION

For further information please contact Mike Davies or Daniel Hiller on 01707 274237 or email: [m.davies@davies.uk.com](mailto:m.davies@davies.uk.com) / [d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)

### NOTES

Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified).

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

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 B {49}

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