

2 EASTMAN WAY STEVENAGE | SG1 4SZ



HIGH SPECIFICATION WAREHOUSE/PRODUCTION UNIT
APPROX. 21,370 SQ FT (1,985 SQ M) **TO LET**

Description

Steel portal frame unit with external elevations of feature brickwork. There are high quality fully fitted offices at first floor level. The warehouse / production area has a minimum eaves height of approx. 6.5m and incorporates an electrically operated rear loading door and a full range of services. The offices and warehouse are currently fitted out to a high standard and are ready for occupation, including a racking system if required. There is the potential to create a secure gated yard area at the rear of the property.



To view 360° Tour please visit www.pro-imaging.com/eastmanway/index.html

Floor Areas (Approx.)

Warehouse	12,490 sq ft	1,160 sq m
Undercroft	4,460 sq ft	414 sq m
First Floor Offices	4,420 sq ft	411 sq m
TOTAL	21,370 sq ft	1,985 sq m

(Subject to Measurement)

Tenure

Please make enquiries for further information.

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Designed by Zest Design & Marketing (020 7079 3090), July 2014 (01315).



Location

The property is located within the Pin Green Business Estate and is accessed via Boulton Road which connects to Wedgewood Way. This in turn provides a dual carriageway connection direct to both A1M junctions. It is part of a high grade campus development comprising ten units totalling over 180,000 sq ft.



Viewing/Further Information

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