



TO LET

(DRAFT DETAILS)

END TERRACE WAREHOUSE/ INDUSTRIAL UNIT

18,867 Sq Ft / 1,752.7 Sq M



UNIT 4 MOTORWAY INDUSTRIAL ESTATE, BABBAGE ROAD, STEVENAGE, HERTFORDSHIRE, SG1 3EQ

Location

Motorway Industrial Estate is in a prime location, accessed from Cavendish Road off Gunnels Wood Road behind the major Fujitsu site in the main commercial area and backing onto the A1(M). The site is equidistant between junction 7 and 8 of the A1(M) providing easy access to Peterborough in the north and Central London in the south. Babbage road is approximately 1.5 miles west of Stevenage Station and is bound by the A1(M) to the west, residential land to the north and further industrial sites to the east.

Description

The property is due to undergo an extensive an extensive programme of refurbishment. The unit is of steel frame construction with minimum 5.5 metres eaves height and 2 level loading doors. There is a two-storey ancillary office fronting the service yard.

The unit benefits from service yard to the front on side of the building providing excellent parking and loading facilities. It is understood our client will be erecting palisade fencing to secure the yard areas, which can be fenced to provide a secure yard area.

Service Charge

We are advised that there is a Service Charge applicable for maintenance, repair & common services to the premises. Further details upon request.

Terms

The property is available to let upon a new full repairing and insuring lease.

Rent

£132,000 per annum exclusive

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

Interested applicants are advised to make their own enquiries with the local authority. Stevenage Borough Council.

Energy performance Certificate

Energy Performance Rating – TBA

Viewing/Further Information strictly by appointment via joint agents:



Philip Wyncoll

01438 794588

**Daniel Harness
Jonjo Lyles**

**0207 338 4296
0207 338 4366**

Phil.wyncoll@brownandlee.co.uk

daniel.harness@bnpparibas.com
Jonjo.lyles@bnpparibas.com



20 July 2015