

Unit 1, Motorway Ind Estate

Stevenage, SG1 2EQ



TO LET

6,379 sq ft (592.63 sq m)

POSTCODE: SG1 2EQ

- Secure gated yard
- Two storey offices
- 9 car parking spaces
- Fully refurbished with new roof



Description

The property comprises an end of terrace industrial / warehouse unit of steel truss frame construction with brick and steel clad elevations. The unit has 6m eaves height, a roller shutter loading door to the front elevation and includes two storey offices with WCs provided on both floors. There is a secure loading yard to the front and 9 marked car parking spaces. The unit is fully refurbished providing new offices and a new roof.

Location

The property is situated on the Motorway Industrial Estate, Babbage Road to the west of Stevenage Town Centre and within the established Gunnels Wood Road industrial area. Motorway Industrial Estate is located equidistance between Junctions 7 & 8 of the A1(M) and 15 miles north of the M25 (J23) Stevenage is situated approximately 30 miles north of London, 9 miles north of Welwyn Garden City and 15 miles east of Luton. The town benefits from a mainline station providing direct links to London Kings Cross in approximately 20 minutes

Specification

Fully Refurbished

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Warehouse & Ancillary	5,944	552.22
Office	435	40.41
Total	6,379	592.63



Tenure

Available on a Leasehold basis only.
Please contact the agents for quoting terms.

EPC

Available on request.

Availability

Further information is available upon request.

Service Charge

Further information is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Further information is available upon request.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors, Colliers

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