

Graveley Stevenage SG4 7LE



To Let

Secure Yard

11,600 Sq Ft / 990 Sq M (Approx.)

- Palisade Fencing
- Electricity Supply
- Located very close to the A1(M)



Secure Yard Area Graveley, SG4 7LE

Stevenage

Stevenage is the major commercial centre in north Hertfordshire and is located between Junctions 7 and 8 of the A1(M) approximately 34 miles north of Central London.

This is a well-planned progressive modern commercial centre with a strong high tech/aerospace presence with multinational headquarter companies including Glaxo SmithKline, MBDA, Fujitsu, Airbus, and IET.

Stevenage station provides a superb fast service to London Kings Cross (minimum travel time 19 minutes). Luton and Stansted airports are conveniently close.

LOCATION

The yard space is located just to the north of Stevenage and less than half a mile from the north and southbound junction 8 of the A1(M)

DESCRIPTION

A roughly rectangular area of land with access from a shared circulation area and electrically powered gate. The site has a hard-core surface with perimeter galvanised palisade fence to the north and western boundaries.

The site benefits from a power supply and drainage.

This is a highly unusual opportunity to acquire a small yard of this nature particularly within convenient striking distance of the A1(M)

APPROX. SITE AREA

11,600 Sq Ft / 990 Sq M

RENTAL TERMS

£45,000 per annum.

VAT

TBC.

AVAILABILITY

Immediately upon completion of legal formalities.

INSPECTION

For further information please email Mike Davies (c.davies@davies.uk.com) or Daniel Hiller (d.hiller@davies.uk.com) or telephone 01707 274237.

RATEABLE VALUE

TBC.

NOTES

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

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.

Energy Performance Certificate: N/a

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.

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