

Stevenage

Unit 4 Bowman Trading Estate
Bessemer Road SG1 2DL

For Sale Freehold

Workshop / Production / Warehouse Unit

2,445 Sq Ft (GIA) Approx.

Unusual owner occupier opportunity



D8813
I40-16

Unit 4 Bowman Trading Estate Bessemer Road, Stevenage SG1 2DL

STEVENAGE

Stevenage is the major industrial / commercial centre for North Hertfordshire, situated adjacent to the A1(M) between Junctions 7 and 8 and approx. 16 miles north of the M25.

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

Stevenage main line station is the first Inter-City stop north of London Kings Cross with the shortest travel time of approximately 19 minutes.

Luton and Stanstead airports are conveniently accessible.

LOCATION

Bowman Trading Estate is situated in Bessemer Drive just off Gunnels Wood Road the centre of the principle industrial and commercial area. It is within walking distance of the station and town centre.

DESCRIPTION

A single storey mid terraced unit of steel frame construction, clad in profile steel under a pitched northern roof with a minimum headroom of approx. 4.2m.

It is served with a full height loading door, small front reception office, ladies and gents WCs and kitchen.

The workshop area behind has high bay fluorescent lighting and 3 phase power.

APPROX. (GROSS INTERNAL) FLOOR AREA

2,445 Sq Ft

PARKING

There is parking for 5 vehicles outside the front.

TERMS

The property is available for sale freehold with vacant possession.

Price £415,000. VAT not payable.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Up to 31 March 2023 £14,750 then £17,000. Rates payable approx. 49.9% but subject to transitional relief.

AVAILABILITY

Immediate following completion of legal formalities.

INSPECTION

For further information please contact Daniel Hiller d.hiller@davies.uk.com or Clay Davies c.davies@davies.uk.com or telephone 01707 274237.

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.

Energy Performance Certificate – D(86)

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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