

# 2 Senate Place Stevenage, SG1 4QS

## For Sale Freehold

Modern Semi-Detached Warehouse / Production Unit

**4,177 Sq Ft (GIA) Approx.** (Plus 3,005 Sq Ft Mezzanine Floor)

- 5m minimum headroom
- 13 parking spaces
- Small First Floor Offices
- No VAT



# Unit 2 Senate Place

## Whitworth Road, Pin Green, Stevenage SG1 4QS

### STEVENAGE

Stevenage is located between junctions 7 and 8 of the A1(M) approximately 25 miles north of London and 16 miles north of Junction 23 of the M25. The A505 provides fast east/west communications between Luton and the M1 and Cambridge and the M11.

Stevenage intercity station provides a fast service to London Kings Cross with a minimum travel time of only 19 minutes.

Stevenage is a modern new town served by an efficient system of dual carriageways and has a particularly strong base of hi-tech industries in the pharmaceutical, aerospace and defense sectors.

### LOCATION

Pin Green commercial area is on the north east side of the town with dual carriageway links to both A1M Junctions.

### DESCRIPTION

Forming part of a small individual development Unit 2 Senate Place is a modern semi-detached warehouse / production unit with first floor offices.

It is constructed of a clear span steel portal frame with an eaves height of approx. 5m finished with feature brickwork at ground floor level and profiled vertical cladding above with windows to the front.

There is dedicated loading and parking for 13 cars at the front finished with brick paviors.

The warehouse/production area is decorated in white and fitted with a large mezzanine floor currently used for storage purposes. The height to the underside of the mezzanine is 2.65m.

The space is well presented and served with high bay lighting, heating and power distribution.

Features include:

- Electric loading door (4.84m(w) x 4.45m(h))
- Efficient rectangular layout.
- Windows with security shutters
- Smart toilets, shower and kitchen facilities.
- Heating and lighting
- 5m minimum headroom
- Canopy to loading door
- Generous forecourt / parking area

### APPROXIMATE (GIA) FLOOR AREAS

Ground Floor	4,000 Sq Ft
First Floor Offices	<u>177 Sq Ft</u>
<b>Total</b>	<b>4,177 Sq Ft</b>

Mezzanine	3,005 Sq Ft
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### TERMS

The property is available for sale freehold with vacant possession.

Price £1,100,000. VAT is not payable.

### RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £45,000. Rates payable 49.9% p.a. up to 31/03/2025.

### AVAILABILITY

At an early date to be agreed.

### INSPECTION

For further information please contact:

Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or  
Clay Davies ([c.davies@davies.uk.com](mailto:c.davies@davies.uk.com)) or  
Telephone 01707 274237.

### NOTES:

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

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](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).

Energy Performance Certificate: Available shortly.

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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