

# Caxton Way Gunnels Wood Estate A1(M) Stevenage SG1 2DF

## For Sale Freehold

Industrial / Warehouse building with HQ offices

**20,921 Sq Ft (Approx.)**

- Site area approx. 0.6 acres
- Road frontage front and rear + additional rear parking
- Prestige Modern two-storey offices
- High-capacity power supply
- Close to J7/8 A1(M)
- Close to station / town centre



# Building 2 of Former Stevenage Circuits Building Caxton Way / Potters Lane, Stevenage SG1 2DF

## STEVENAGE

Stevenage is a vibrant commercial centre with strong representation in the aerospace, defence and pharmaceutical sectors. A particular feature of the town is the rapidly developing Life Sciences sector based on the major GSK site.

It is located between Junctions 7&8 of the A1M approx. 32 miles north of Central London.

Stevenage intercity station is a short distance from the property and provides a regular fast non-stop train service to London Kings Cross / St Pancras, Europe's leading transport hub, in around 19 minutes and Cambridge.

London Luton and London Stansted airports are conveniently close.

Stevenage offers a full range of services including a leisure park close to the property, major out of town retail development, town centre and the attractive old town area with a range of pubs and restaurants.

The surrounding villages offer attractive housing and pub/restaurants.

## LOCATION

Centrally located in the main Gunnels Wood commercial area site backs on to the A1(M) and is within convenient walking distance of the station and town centre.

## DESCRIPTION

A self-contained building fronting on to Caxton Way with rear service access from Potters Lane where there is an additional continuous row of parking.

The front of the property comprises a smart two-storey office building built in about 1980. There is currently full office use on the first floor and a mixture of office and ancillary uses on the ground floor.

Behind this is a single storey production area constructed of concrete frame with an eaves height of 3.5m and a ridge of 3.9m.

This is in a single uninterrupted space in four bays with ancillary buildings in the rear yard.

D8860.3  
I34-13 (VB)

## APPROXIMATE (GIA) FLOOR AREAS

2 storey offices	8,158 Sq Ft
Production / stores	10,072 Sq Ft
Production / stores	2,691 Sq Ft
<b>Total</b>	<b>20,921 Sq Ft</b>

## SITE AREA

0.6 acres approx.

## AVAILABILITY

At an early date to be agreed.

## TENURE

Available for sale freehold with vacant possession.

Guide price £2.25m + VAT,

## RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). To be independently assessed.

## INSPECTION AND FURTHER INFORMATION

For further information please contact

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## NOTES:

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

Energy Performance Certificate: Category D (76)

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.