

TO LET
REFURBISHED SINGLE STOREY
FACTORY/WAREHOUSE UNIT
683.74 Sq M (7,360 Sq Ft)



UNIT 12 BOWMAN TRADING EST
BESSEMER DRIVE
STEVENAGE SG1 2DL

See important notice overleaf

01438 816396

bowyerbryce.co.uk

The Business & Technology Centre
Bessemer Drive, Stevenage, Herts SG1 2DX
F: 01438 816396

Also at:

96 Silver Street
Enfield
EN1 3TW
T: 020 8367 5511
F: 020 8366 0818

50 Conduit Street
London
W1S 2YT
T: 020 7734 4300
F: 020 7734 4301

UNIT 12 BOWMAN TRADING EST BESSEMER DRIVE STEVENAGE SG1 2DL

DESCRIPTION & SITUATION

The Bowman Trading Estate is situated on the north side of Bessemer Drive close to its junction with Gunnels Wood Road, the principle industrial and commercial area of Stevenage. The unit comprises an end of terrace industrial/warehouse building of steel portal frame construction providing clear space with a minimum eaves height of approximately 16 ft. The unit has recently been completely refurbished to include a large reception/office area together with one smaller private office, male and female WCs and a kitchen.

FEATURES

- 16 CAR PARKING SPACES
- ROLLER SHUTTER LOADING DOOR
- HEATING
- MALE AND FEMALE WCS
- KITCHEN

TERMS

The property is available to let on a new lease for a term to be agreed.

RENT

On Application

RATES

Rateable value £31,500

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact
BOWYER BRYCE
Simon Scott
01438 310160

Ref: 011671

simon.scott@bowyerbryce.co.uk

Important Notice

Bowyer Bryce (Surveyors) Ltd for themselves, any joint agent and for the seller(s) or landlord(s) of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (iv) No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc, and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations.
- (v) All rents and prices quoted are exclusive of VAT (if chargeable).