

TO LET DETACHED MODERN INDUSTRIAL/WAREHOUSE UNIT

426.42 SQ M (4,590 SQ FT)



**UNIT 13 WEDGEWOOD COURT
WEDGEWOOD WAY
STEVENAGE
HERTS SG1 4SU**

See important notice overleaf

01438 816396

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DESCRIPTION & SITUATION

The premises comprise a detached single storey industrial/warehouse unit of steel portal frame construction with brick and steel profile elevations under a steel corrugated roof. The unit is arranged to provide ground floor industrial warehousing space together with two storey offices to the front of the building. The property benefits from a secure fenced and gated yard and a covered loading area.

The premises are situated in a pin green industrial area close to the north eastern outskirts of Stevenage and therefore access to both Junction 7 and 8 of the A1(M) are within approximately 2½ miles by, mainly, dual carriageway. Stevenage main line railway station provides a regular service to London Kings Cross in approximately 25 minutes. The airports of both Luton and Stansted are within approximately 20 and 40 minutes driving time respectively.

FEATURES

- GATED AND FENCED YARD**
- COVERED LOADING**
- GAS FIRED WARM AIR TO WAREHOUSE**
- GAS FIRED CENTRAL HEATING TO OFFICES**
- 3 PHASE ELECTRICITY**
- MALE AND FEMALE WC'S**
- KITCHEN**
- ELECTRIC ROLLER SHUTTER LOADING DOOR**

FLOOR AREAS

Floor areas are gross internal and approximate only

Warehouse	354.2 sq m	(3,813 sq ft)
Ground Floor Offices	36.82 sq m	(396 sq ft)
First Floor Offices	35.4 sq m	(381 sq ft)
Total Gross Internal Area	426 sq m	4,590 sq ft

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£32,500 per annum exclusive

RATES

To be advised

LEGAL COSTS

Each party to be responsible for their own legal cost.

VIEWING

Strictly by appointment through
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Important Notice

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