

TO LET/FOR SALE 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

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The Business & Technology Centre
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Unit 13 Wedgewood Court, Wedgewood Way, Stevenage, Herts SG1 4SU

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/PRICE

£20,000 per annum exclusive
Alternatively offers would be considered for the freehold interest.

RATES

To be advised

LEGAL COSTS

Each party to be responsible for their own legal cost.

VIEWING

Strictly by appointment through
BOWYER BRYCE
Ian Harding
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Important Notice

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