



HIGH QUALITY MODERN BUSINESS UNIT 2,297 SQ FT

Rent: £35,000 p.a.

Unit 1
Wedgewood Gate
Wedgewood Way
Stevenage
Herts
SG1 4SU

- Prominently Located
- Trade Counter Potential
- Rear loading door with small yard.
- New roof
- Excellent estate parking

UNIT 1, WEDGEWOOD GATE , WEDGEWOOD WAY, STEVENAGE, HERTS, SG1 4SU

Location

Stevenage is located between junctions 7 and 8 of the A1(M) approximately 25 miles north of London. Junction 23 of the M25 is 16 miles to the south and the A505 provided fast east/west communications between Luton and Cambridge. Stevenage intercity station provides a fast service to London Kings Cross and a minimum travel time of only 19 minutes. Stevenage is a modern new town served by an efficient distribution of dual carriageways and has particular base of hi-tech industries in the pharmaceutical, aerospace and defence sectors.

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

Accommodation

BUSINESS UNAFFECTED

A well-presented, single-storey, light industrial / warehouse unit, offering a rare opportunity for occupiers seeking versatile space with main road frontage and rear servicing via a secure yard area.

Located at the end of a terrace, the unit benefits from excellent visibility onto Wedgwood Way, off-street estate parking and separate rear loading.

With an eaves height of 3.4m, this unit offers well-proportioned, open plan accommodation ideal for a variety of business uses including workshop, production, or trade counter operations.

Key Features include:

- * Trade counter frontage
- * Separate rear loading with secure yard area
- * Double loading doors
- * Recently installed new roof
- * Three phase power
- * LED strip lighting
- * Toilet facilities
- * Forecourt/off-street parking
- * External brickwork with internal block walls
- * Eaves height: approx. 3.4m

EPC Rating: C (59)

This is an excellent small unit offering flexible accommodation with strong roadside presence, good loading access, and secure external space.

Floor Areas (approx. GIA)	Sq Ft
Ground Floor	2,297
TOTAL	2,297

Tenure

The property is available to let on a new full repairing and insuring lease for a term to be agreed linked to a surrender of the existing lease. Rent £35,000 per annum.

Business Rates

Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £21,000.

Rates payable 49.9 % for the y/e 31/03/2026.

Legal Costs

Each party is responsible for their own legal costs.



For further information please contact Davies & Co on 01707 274237

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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. 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. 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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