



WAREHOUSE / PRODUCTION UNIT
4,390 SQ FT

Price: £799,500
Rent: £49,500 p.a.

Unit 6
Bowmans Trading Estate
Bessemer Drive
Stevenage
Hertfordshire
SG1 2DL

- Fully fitted ground and first floor offices
- Extensive floor to ceiling, double level racking and storage system
- 4.2m headroom
- Full height loading door with additional security shutter
- 6 parking spaces
- No Vat

UNIT 6, BOWMANS TRADING ESTATE, BESSEMER DRIVE, STEVENAGE, HERTFORDSHIRE, SG1 2DL

Location

Stevenage is the major industrial / commercial centre for North Hertfordshire, situated adjacent to the A1(M) between Junctions 7 and 8 and approx. 16 miles north of the M25. The town is served by an efficient network of dual carriageways and cycle paths and offers a wide range of housing, leisure and shopping facilities. In addition to the new town centre the old town High Street provides a range of restaurants and public houses and there is also a major leisure and retail park.

Stevenage main line station is the first Inter-City stop north of London Kings Cross with the shortest travel time of approximately 19 minutes. Luton and Stansted airports are conveniently accessible.

Bowman Trading Estate is situated in Bessemer Drive just off Gunnels Wood Road the centre of the principle industrial and commercial area. It is within walking distance of the station and town centre.

Accommodation

The property is a single-storey, steel-frame building with a northern roof light structure in a terrace of four units. It comprises a production / warehouse area with fully fitted ground and first floor office accommodation that has been newly painted inside and out,

The production / warehouse area has a minimum eaves height of approx. 4.2m and features the following;

- * Full-height sectional up-and-over loading door with an additional front security door
- * Motion sensitive LED lighting
- * Emergency lighting system
- * 3-phase power supply
- * Separate ladies and gents WCs

An extensive floor to ceiling, double level racking and storage system along with ground floor storage bays has been installed, spanning the full width and depth of the warehouse. This can be readily adapted to suit an incoming occupier's requirements or removed entirely if not needed.

The offices extend along the side and rear of the building and are served with air conditioning and gas central heating, LED lighting, kitchenette and additional WC facilities.

There is a designated area to the front of the unit for loading and unloading, along with allocated parking for 6 vehicles.

EPC E112

Floor Areas (approx. GIA)	Sq Ft
Ground Floor	2,945
First Floor	1,445
TOTAL	4,390

Tenure

For sale freehold with vacant possession. Price £799,500.

Alternatively, the property is available to let on new lease for a term to be agreed. Rent of £49,500 per annum.

VAT is not payable.

Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £32,750. Rates payable approx. 49.9% for the y/e 31/3/2026.



For further information please contact Davies & Co on
01707 274237

Daniel Hiller d.hiller@davies.uk.com

Clay Davies c.davies@davies.uk.com

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.