



MODERN WAREHOUSE BUILDING
12,076 SQ FT

Rent: £150,000 p.a.

Building B3
Crompton Road
Stevenage
Hertfordshire
SG1 2EE

- 6m eaves (5m to haunch)
- Ground and first floor office accommodation
- Full sized electric loading door
- 8 parking spaces (up to 10 with double parking)

BUILDING B3, CROMPTON ROAD, STEVENAGE, HERTFORDSHIRE, SG1 2EE

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.

Crompton Road is situated off Cavendish Road. This connects to the west side of Gunnels Wood Road in the main commercial area. It is at the rear of the major sites occupied by Costco and Fujitsu. The unit is located midway along Crompton Road and is an easy walk from the Station.

ACCOMMODATION

A modern semi-detached warehouse/production unit, constructed with a clear-span steel portal frame and part brick, part steel-clad elevations.

The warehouse provides column-free space with an eaves height of approximately 6 m and is served by lighting, gas-fired heating, and a full-size loading door (4 m wide by 5 m high) that opens onto a dedicated loading and parking area.

At the front of the property, there are ground and first-floor offices, equipped with gas central heating, air conditioning on the first floor, and tea point facilities. Male, female, and DDA-compliant toilets are located on the ground floor near the entrance.

There is currently a large mezzanine storage area positioned behind the offices, which the landlord will remove prior to occupation.

Features include;

- * Ground and first floor office accommodation
- * Gas central heating throughout
- * Air conditioning (first floor only)
- * Tea point facilities
- * Male, female and DDA-compliant WCs on the ground floor
- * Loading door: 4.0m wide x 5.0m high
- * 8 parking spaces (up to 10 with double parking)

TERMS

Available to let on a new lease for a term to be agreed.

Rent £150,000 per annum plus VAT.

BUSINESS RATES

Please see the Valuation Office Agency Website (www.voa.gov.uk). To be independently assessed.

EPC

C(68)



For further information please contact Davies & Co on 01707 274237

Daniel Hiller d.hiller@davies.uk.com

Clay Davies c.davies@davies.uk.com

FLOOR AREAS (approx. GIA)

Sq Ft

Ground Floor 11,027

First Floor Offices 1,049

TOTAL 12,076

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.

Davies
01707 274237