

UNIT 11 BABBAGE RD, STEVENAGE, HERTS, SG1 2TU



TO LET – 17,012 sq ft (1,580m²)

- To be refurbished Available Q2 2021
- 4.5m eaves height rising to 6m
- Large secure yard
- 3 ground level loading doors
- Located in Gunnells Wood Industrial area
- Easy access to A1(M)

Description

The detached warehouse is of portal frame construction with brick elevations. The unit benefits from 3 ground level loading doors and a large secure yard. There is a canopy of 2,462 sq ft.

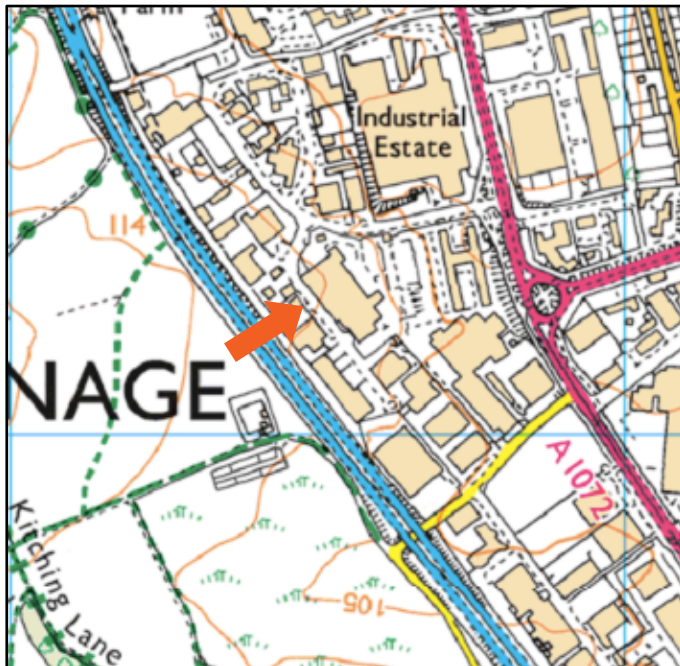
The single storey office accommodation provides trade counter and office capability. Accessed via the secure yard or direct from Babbage Road

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Location

The unit is situated on Babbage Road to the west of Stevenage Town Centre. Within the established Gunnels Wood Road industrial area the estate is located equidistant between Junction 7 & 8 of the A1(M) and 15 miles north of the M25 (J23).

Stevenage is situated approximately 30 miles north of London, 9 miles north of Welwyn Garden City and 15 miles east of Luton. The town benefits from a mainline station providing direct links to London Kings Cross in approximately 20 mins or North of England locations via the East Coast Main line.



Accommodation

Area (GIA)	sq ft	sq m
Ground Floor Warehouse	13,906	1,292
Ground Floor Office and Trade Counter	3,106	288
Total	17,012	1,580
Canopy	2,462	229

Tenure

The unit is available on a Leasehold basis only. Please contact the agents for quoting terms.

EPC

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

70 This is how energy efficient the building is.

Availability

The unit is due to be refurbished and will be available for occupation Q2 2021

Service Charge

Further information is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Interested parties are advised to make their own enquiries to Stevenage Borough Council.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors. Contact details below.

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