

## To Let Industrial/Trade Counter Units

Units 7 & 8 Access Trade Park, Gunnels Wood Road,  
Stevenage SG1 2GR



### Contact

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## Location

The subject premises are located within Access Trade Park, accessed from Gunnels Wood Road, 1 mile from J7 of the A1(M).

Nearby occupiers include Access Self Storage, Toolstation, Halfords, CEF, Euro Car Parts, Gibbs & Dandy and Plumbcity. There are also several retail parks nearby, as well as car dealers including Gates of Stevenage and Sytner BMW.

## Description

The property consists of steel portal frame construction with an eaves height of 5.5m and apex height of 6.2m.

Unit 7/8 is currently combined, and was formerly used as an MOT workshop, however automotive uses will **NOT** be permitted. There is a former tyre storage mezzanine of 908 sq ft, as well as additional storage mezzanine of 210 sq ft.

Each unit benefits from an individual power supply and a secure roller shutter door measuring 5.1m wide by 4m high.

The subject premises benefit from B1/B2/B8 uses.

The units are available individually or as a combination on terms to be agreed.

## Energy Performance

Energy Performance Asset Rating:

Unit 7 & 8 - D

## Tenure/Terms

The units are available on new leases for a term of years to be agreed.

Rent on application.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Rating

We are advised that the Rateable Value for the property is £51,000.

The UBR for 2024/25 is 54.6p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Viewing

Strictly by appointment with the sole agent, Rapleys.

Units from 2,449 – 5,296 sq ft available for immediate occupation.

5.5 metre eaves height

Easily accessible from the A1(M)

No automotive uses

B1, B2, B8 uses



Workshop



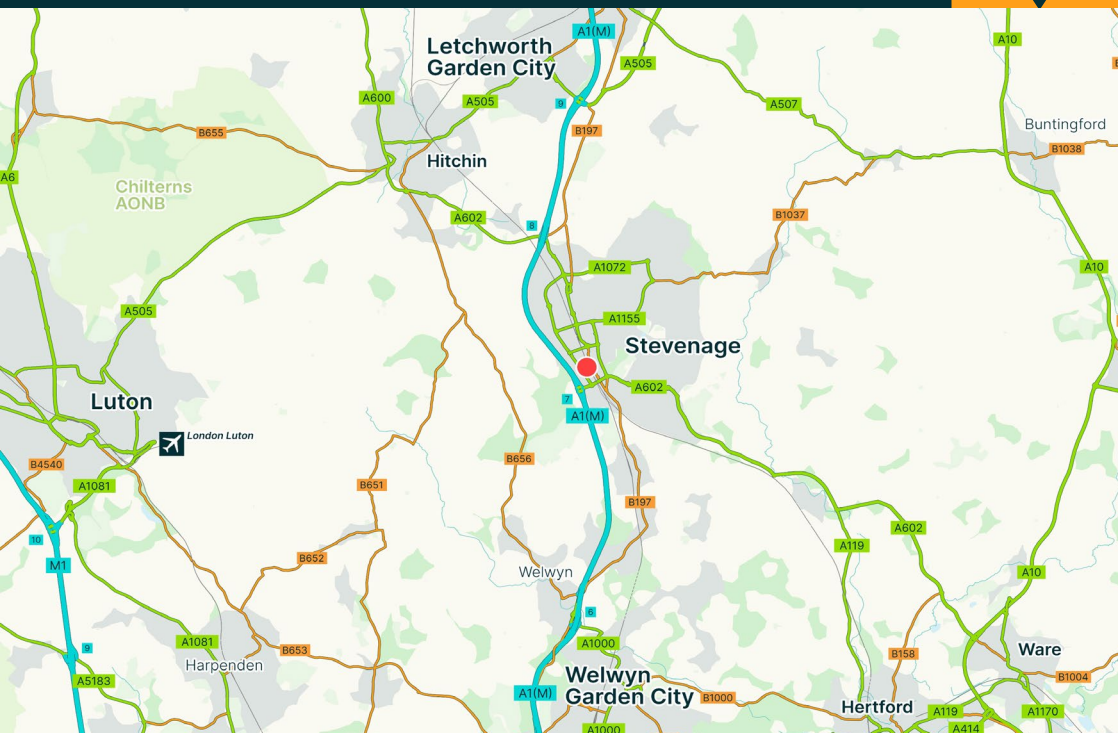
Accommodation

The property comprises the following approximate ground floor areas.

	Sq m	Sq ft
Unit 7	264.45	2,847
Unit 8	227.55	2,449
<b>Total</b>	<b>492.00</b>	<b>5,296</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.





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