

To Let Industrial/Trade Counter Units

Units 6, 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 Plumcity. 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.

Tenure/Terms

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

Rent on application.

Rating

We are advised that the Rateable Value for the properties are as follows:

Unit 6 – £28,750

Unit 7/8 – £51,000

The UBR for 2023/24 is 49.9p in the £. Interested parties are advised to make their own enquiries to the local authority.

Energy Performance

Energy Performance Asset Rating:

Unit 6 – C

Unit 7 & 8 - D

VAT

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

Viewing

Strictly by appointment with the sole agent, Rapleys.

Units from 2,449 – 8,540 sq ft available for immediate occupation.

5.5 metre eaves height

Easily accessible from the A1(M)

No automotive uses

B1, B2, B8 uses



Above photo
Units 7 & 8

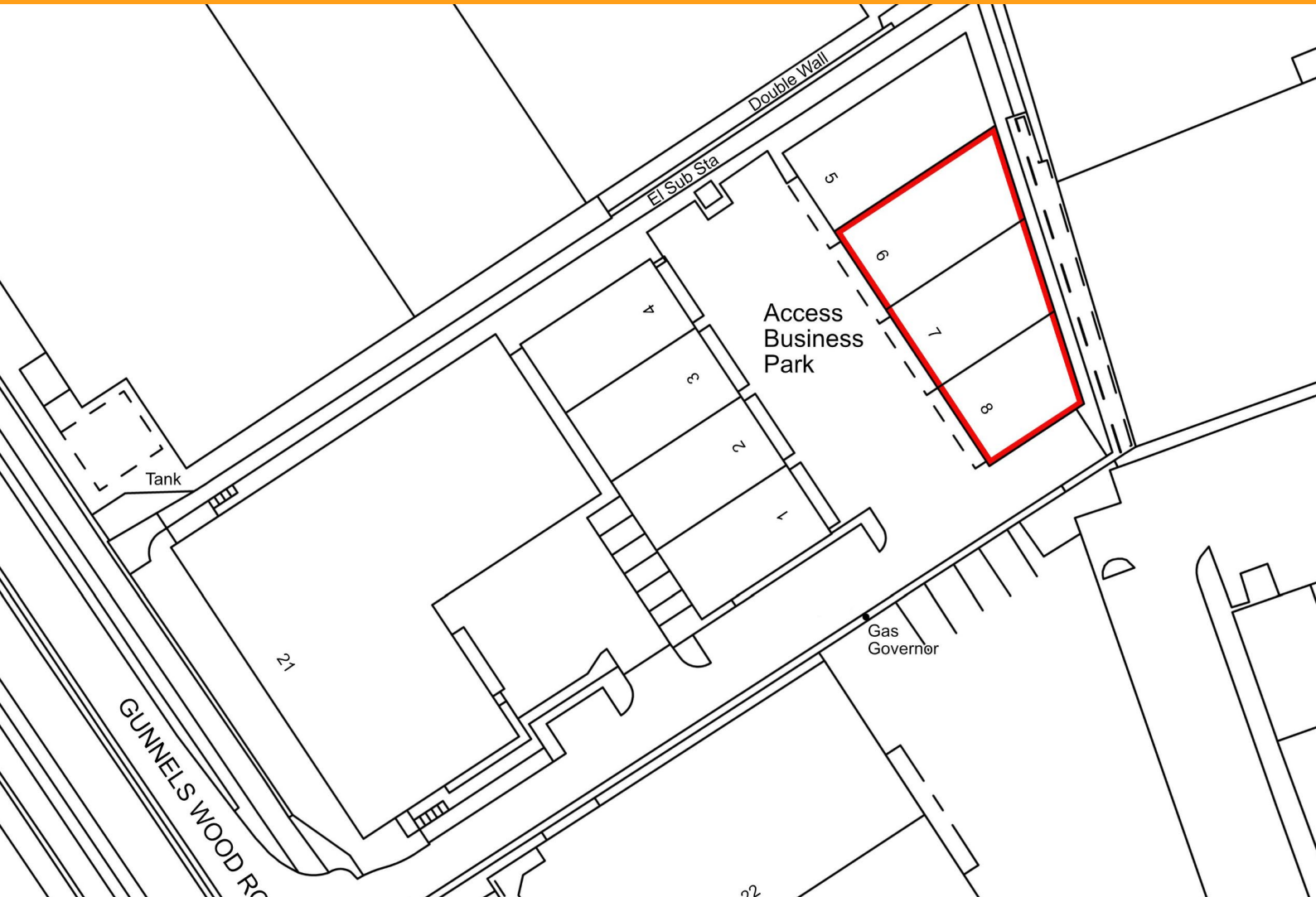
Left Photo:
Unit 6

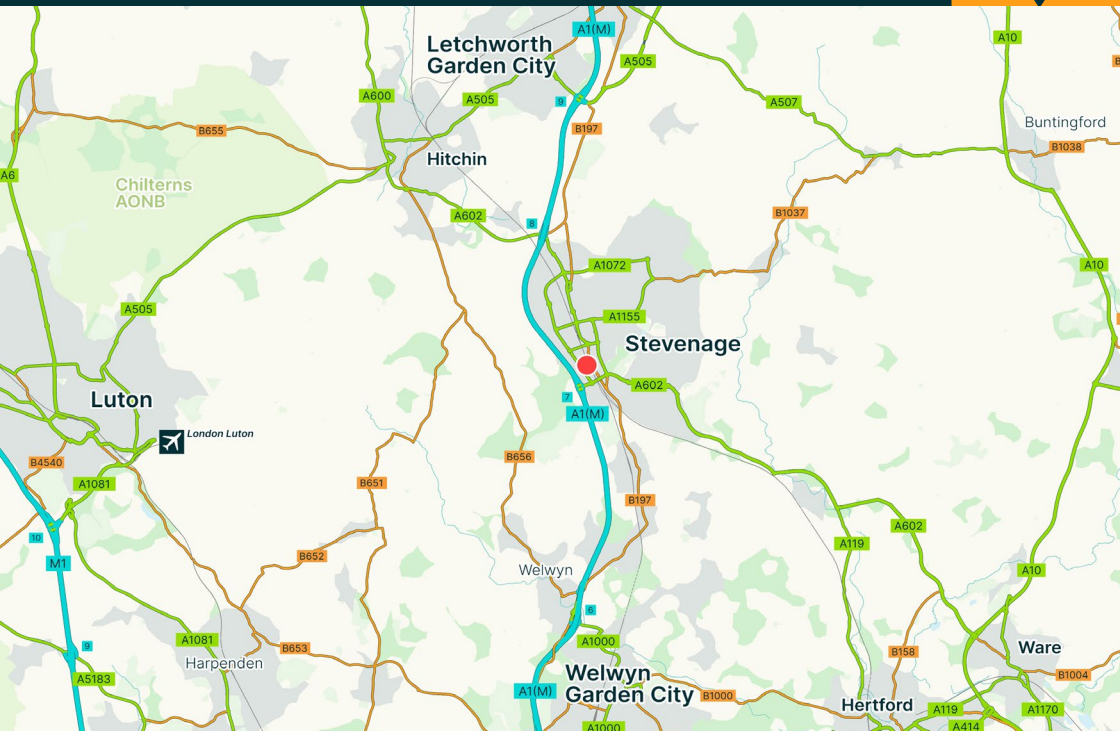
Accommodation

The property comprises the following approximate ground floor areas.

	Sq m	Sq ft
Unit 6	301.35	3,233
Unit 7	264.45	2,847
Unit 8	227.55	2,449
Total	793.35	8,540

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.





For further details contact:
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