

TO LET/LEASE ASSIGNMENT

Industrial Unit

Former Europcar, 39 Crompton Road
Stevenage, SG1 2EE

Key information

- ❑ Prominent industrial Unit.
- ❑ 415.58 sq m (4,473 sq ft).
- ❑ Large secure yard.
- ❑ Up to 40 parking spaces.

Contact

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Location

The property is located on the corner of Crompton Road, within the Motorway Industrial Estate, just west of Stevenage town centre with excellent access to the A1(M) which is 2 miles south and is approximately 1 mile from Stevenage railway station.

Additionally, London Luton Airport is 30 minutes away and London Stansted Airport approximately 45 minutes away.

Stevenage has a resident population of approximately 89,500 (Census 2021), forming a strong local workforce and customer base.

Description

The property comprises an industrial unit which is a mixture of concrete frame and flat roofed sections.

Internally, the site consists of two large interjoined workshops, with concrete floor and a mixture of LED tube/spotlights.

The property also comprises a reception and partitioned offices, which are laid with carpeted flooring, accompanied by staff facilities.

Externally there is a large tarmacked area with space for up to 40 cars. There is also an external valet bay.

Energy Performance Rating

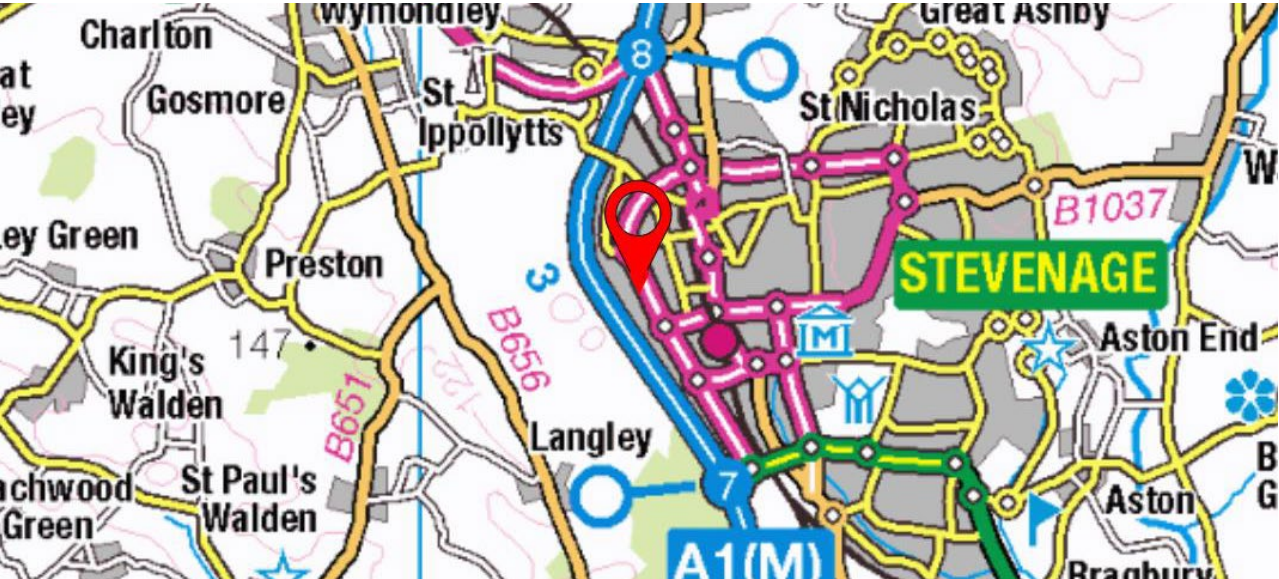
Energy Performance Rating - TBC

Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Workshop 1	162.25	1,746
Workshop 2	164.27	1,768
Staff Room	14.16	152
Reception/Offices	40.66	438
External Valet	34.24	369
Total	415.58	4,473
	Hectare	Acre
Total Site Area	0.121	0.299

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.



Terms & Tenure

The property is currently held on a lease until 13th September 2026 at a passing rent of £53,136 per annum.

Alternatively, a new lease may be available from the landlord.

A copy of the lease and related documents are available [here](#).

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 £37,500

The UBR for 2025/26 is 49.9p 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.

Viewing

Viewing is strictly via the sole agents.



For further details contact:
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