

**WAREHOUSE UNIT & STANDALONE OFFICE – TO LET**



**Former Waste Transfer Station – To Let**

Leyden Road, Stevenage, Hertfordshire SG1 2BW

**Warehouse Unit - 3,100 sq.ft**

**Standalone Office Building – 1,000 sq.ft**

- Warehouse Unit – Part Open Sided + Yard
- Standalone Purpose Built & Fully Fitted Offices + Parking.
- Located just off Gunnels Wood Road (A1072) with easy access.
- Previously used by Biffa as a Waste Transfer Station

## Location

Stevenage is one of the major industrial and commercial centres in Hertfordshire. It is situated adjacent to the A1(M) at Junctions 7 & 8 only 16 miles north of Junction 23 of the M25 Motorway. Stevenage has a resident population of 85,000 people.

The property is located on Leyden Road, just off Gunnels Wood Road, which is the principle dual carriageway road linking the A1(M) with Stevenage Town Centre.

Nearby occupiers include BMW, Mini, Ford. Greggs, Subway, Starbucks Drive-Thru and Lok n Store Self Storage.

## Description

The Gunnels Wood Trade Park Estate comprises a range of self-contained trade-counter and warehouse units.

Existing occupiers include Johnstone's Decorating Centres, Electric Center, Shebang Security and ASAP.

The warehouse unit is of traditional steel portal frame construction with corrugated steel-clad elevations. The warehouse is part open sided. The warehouse has an eaves height of 5m. The site is palisade fenced and double gated with a concrete service yard.

The office building is single storey with brick elevations under a pitched roof. Internally the offices comprise various meeting rooms, kitchen, toilets, and shower room. There is parking at the rear of the property for over 7 cars.

## Tenure

Available on new lease terms.

## Rent

£68,000 pax.

## EPC

Upon Application.

## VAT

VAT is applicable.

## Legal Costs

Each party is to bear their own legal and professional costs.

## Viewing & Further Information

By prior appointment only.

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