

**1 OXLEYS ROAD**

Stevenage  
Hertfordshire  
SG2 9YE



## **TO LET. CLASS E USE**

**INDUSTRIAL/WAREHOUSE WITH FIRST FLOOR OFFICES  
WITH REAR YARD APPROXIMATELY 4,308 SQ FT (400 SQ M)  
3,247 SQ FT (301.65 SQ M)**



**For further information please contact: Tereza Halewood**

T: 01438 794588

E: [tereza.halewood@brownandlee.com](mailto:tereza.halewood@brownandlee.com)

M: 07825 555173

W: [www.brownandlee.com](http://www.brownandlee.com)

### Location

The property is situated in the Shephall area of Stevenage. Access to both Junctions 7 & 8 of the A1(M) are within approximately 2.5 miles by mainly dual carriageway. This in turn, provides access to the M25 in the south and the A14, M1, M6 and east coast ports in the north. Stevenage Railway Station provides regular services to London Kings Cross, approximately 23 minutes journey time.

### Description

The property comprises of a self-contained, detached two storey building. The ground floor comprises of two industrial/warehouse units with a small entrance porch, kitchen at rear and WC facilities. The first-floor accommodation comprises of offices – five individual rooms and a WC facility.

There is car parking available immediately outside the premises with a rear yard and partly covered storage accommodation.

### Accommodation

The approximate gross internal useable areas are as follows:

#### Ground Floor

Warehouse/industrial units, kitchen and WCs	1,925 sq ft	178.89 sq m
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#### First Floor

Offices – x5 individual rooms	1,322 sq ft	122.90 sq m
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#### Rear Yard

Yard including rear covered area	4,308 sq ft	400 sq m
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#### Total

Total gross internal floor useable area	3,247 sq ft	301 sq m
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### SUBJECT TO CONTRACT

### Features

- Self-contained detached building
- Refurbished in white box specification
- Kitchen
- First floor offices
- Two small industrial/warehouse units
- Rear yard approximately 4,308 sq ft (400 sq m)
- Outside partly covered storage accommodation
- Up and over loading door
- Gas heating via radiators
- Three phase electricity supply
- Car parking
- Class E use
- WC facilities

### Tenure

Our clients can offer a new full repairing and insuring lease for a term to be agreed.

### Rental

£40,000 per annum, exclusive.

### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £20,250. The UBR for 2025/26 is 55.5p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

### Energy Performance Certificate (EPC)

The Asset Rating is D-97 expiring on 11<sup>th</sup> September 2032. Certificate Reference Number: 1832-1987-5840-5745-3394. A copy of the EPC is available upon request.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

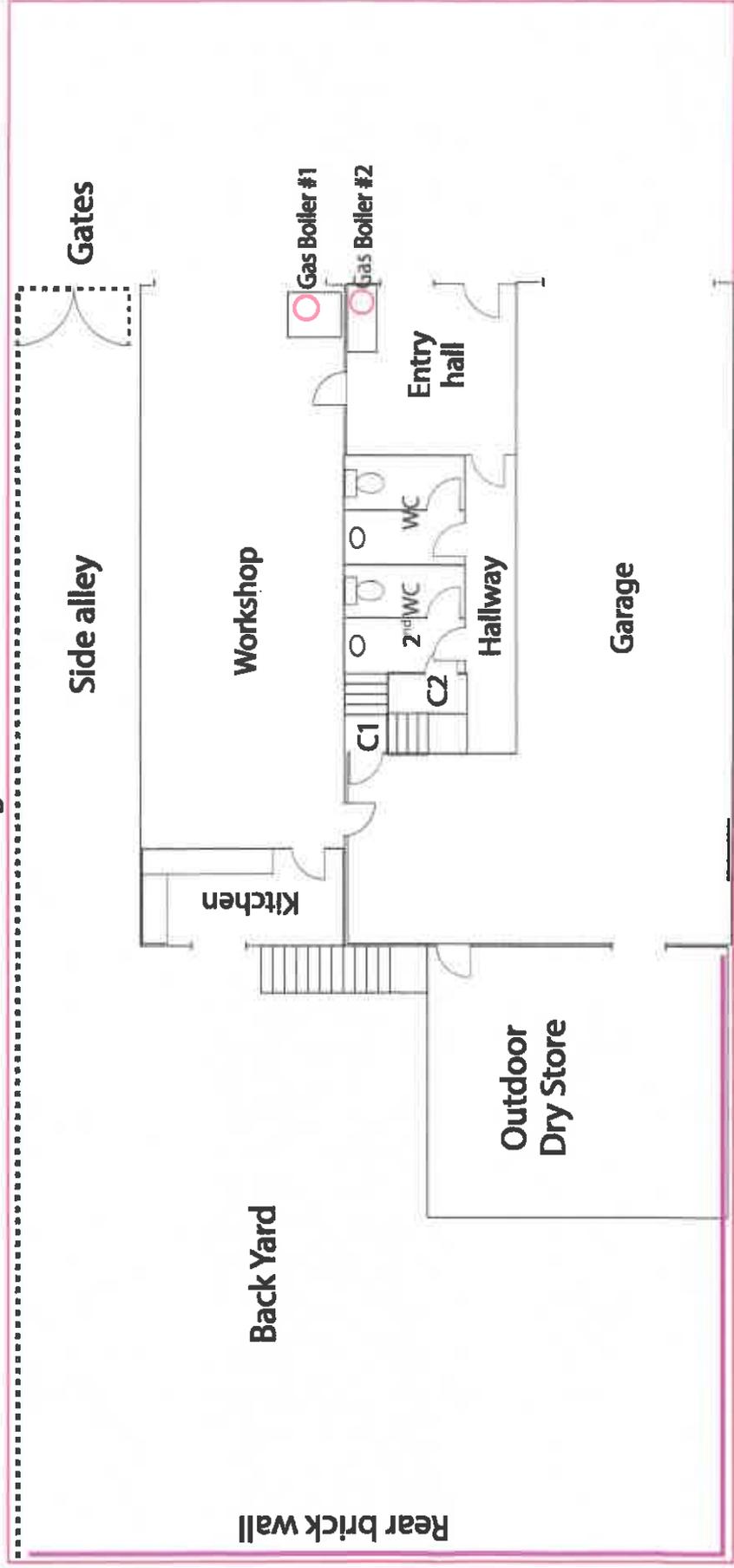
### Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.





Palisade fencing



Palisade fencing

