

5,6 & 7 Marymead

Broadwater
Stevenage
Herts
SG2 8AB



TO LET.

STORAGE/LOCK UP UNITS WITHIN SECURE YARD AREA

Units combined - 1,717 SQ FT (159.5 SQ M)

Secure yard area - 4,172 SQ FT (387.6 SQ M)



For further information please contact: Viv Spearing

T: 01438 794595

E: viv.spearing@brownandlee.com

M: 07970 819375

W: www.brownandlee.com

Location

Stevenage is an expanding town adjacent to the A1(M) between junction 7 and 8, approximately 16 miles north of the M25. To the north the A14 at Huntingdon provides direct access to the M1/M6, northwest and east coast ports. The subject property is located in the Broadwater area of Stevenage and is accessed via Willows Link directly off of Broadwater Crescent.

Description

The Property is made up of 3 self-contained warehouse/storage/lock up units located with a secure yard with parking.

Accommodation

Unit 5 is self-contained and units 6&7 can be accessed Internally on the first floor. The measurements below are based on gross Internal areas.

Ground Floor

Unit 5	376 sq ft	34.9 sq m
Unit 6 ground floor	375 sq ft	34.8 sq m
Unit 6 first floor	213 sq ft	19.7 sq m
Unit 7 ground floor	361 sq ft	33.7 sq m
Unit 7 first floor	392 sq ft	36.4 sq m

Total

Total net useable area	1,717 sq ft	159.5 sq m
------------------------	-------------	------------

*Unit 7 First floor has part restricted height.
Secure yard area 4,172 sq ft (387.6 sq m)

Features

- Secure yard area
- W/C facilities
- Lighting
- Double wooden loading doors
- Single phase power

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed. The lease will be outside the Landlord & Tenant Act 1954 (as amended). There will be a rolling Landlord break option at the end of year 3 onwards

Rental

£25,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £12,000. The UBR for 2023/24 is 51.2p 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)

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.

