

Refurbished Industrial Unit

TO LET

Unit 6, Hyatt Trading Estate, Babbage Road, Stevenage, Hertfordshire, SG1 2EQ

1,367 SqFt (127 m²)



LOCATION

The Hyatt Trading Estate is located to the west of Stevenage town centre and offers easy access to Junctions 7 & 8 of the A1(M). This in turn provides access to the M25 via Junction 23, approximately 15 miles to the south.

DESCRIPTION

The estate is arranged as 11 self-contained industrial units, totalling 29,000 sqft and includes some trade counter operators. Unit 6 is mid-terraced, with partly clad facing brick elevations and a mono-pitched roof. It benefits from the following:

- Recent internal redecoration.
- Motorised roller shutter.
- 3-phase electricity supply.
- Capped gas supply.
- Single WC.
- Translucent roof panels.
- 5 forecourt parking spaces.
- Additional parking space (in front of loading door).

TERMS

The property is available by way of a new Full Repairing & Insuring (FRI) lease for **£24,000** per annum exclusive.

RATEABLE VALUE

The Rateable Value for the subject property is £15,500 (please note this is not rates payable). Further information is available at www.tax.service.gov.uk

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable.

VIEWING

For further information or an appointment to view, please contact sole letting agency S.R. Wood & Son Ltd. www.srwood.co.uk | 01462 542 760



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