

For Sale / To Let

From 1400 - 25,000 Sq. Ft. approx. on 1.4 Acres
Available June 2017.

**A RANGE OF NEWLY REFURBISHED LIGHT INDUSTRIAL/
WAREHOUSE BUILDINGS ON A NEWLY CREATED ESTATE.**



Units 1-5, Wedgwood Park, Stevenage, SG1 4QT

Pater Johnson Merriman Surveyors Limited

Offices | Industrial | Retail | Investment | Development | Valuation & Survey | Estate Management

Directors: Hedley Merriman MA FRICS ACI Arb, Andrew Pater TECH RICS, Jake Pater BA (Hons)

Consultants: Colin Rickard FRICS, James Osbourne FRICS, Philip Waldman FRICS IRRV, Alan Shurety FRICS

Pater Johnson Merriman Surveyors Limited, 88-90 Crawford Street London W1S 2BS Registered in England no. 4074031



LOCATION:

Stevenage is located in north Hertfordshire between Junctions 7 and 8 of the A1(M).

It is a major commercial centre with a particularly strong presence from the pharmaceutical, aerospace, defence and computer sectors.

The properties are located within the Pin Green industrial area which is towards the north east of Stevenage with a dual carriageway link direct to the A1(M).

DESCRIPTION:

4 detached refurbished warehouse/production units, part of a new estate within a gated and secure site.

Unit 1 = 9,894 Sq. Ft. (GIA) Approx.

Constructed of a clear span portal frame in two bays offering the following features:

Fully fitted front office with attractive reception; New loading door; 3m clear headroom; WCs; New LED warehouse lighting; All main services connected; Allocated car parking.



Unit 2 = 3,467 Sq. Ft. (GIA) Approx.

Constructed of clear span portal frame in two sections offering the following:

Exceptional 7.65m clear headroom to main area; WCs; New LED warehouse lighting; All main service connected; Allocated car parking.



Unit 3 = 1,400 Sq. Ft. (GIA) Approx.

Constructed of steel portal frame offering the following features:

WCs, New LED lighting, All main services connected; Allocated car parking.



Unit 4 = 4,170 Sq. Ft. (GIA) Approx.

Constructed of steel portal frame in two bays offering the following features:

WCs; New LED warehouse lighting; All main services connected; Allocated car parking.



Unit 5 = 3,800 Sq. Ft. (GIA) Approx.

Constructed of steel frame with metal clad walls & roof, partly open-sided.

Eaves height of approx. 13 ft; Served by yard facing.



PRICE:

£2,650,000 for the entire, Subject to Contract,
or for individual units on application.

VIEWING:

Contact Andy Pater - andrew@pjmsurveyors.com - 020 7253 2525

or

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