

# TO LET

**3,648 Sq Ft** • **5,628 Sq Ft** • **7,618 Sq Ft**  
(GIA) Approx (GIA) Approx (GIA) Approx

## Units 2, 7 & 8, Pin Green Industrial Estate, Stevenage SG1 4QJ

- Superb dual carriageway links to A1(M)
- Excellent established location
- Newly refurbished
- Full height loading doors
- Steel portal frame construction with clear warehouse space
- Generous allocated parking and exclusive loading areas
- Eaves height 7.4m (Unit 2) and 5.4m (Units 7 & 8)
- EPC target - 'B' Rating

**Units 7 & 8 can be combined for a total of 9,276 Sq Ft**



## High Bay Warehouse / Trade Counter Units

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## High Bay Warehouse / Production Workshop Facility



Please Note: The internal images used on this brochure are of units 3 & 6 which have already been refurbished

### LOCATION

Stevenage is located between junctions 7 and 8 of the A1 (M) approximately 25 miles north of London and 16 miles north of Junction 23 of the M25. The A505 provided fast east/west communications between Luton and the M1 and Cambridge and the M11.

Stevenage intercity station provides a fast service to London Kings Cross with a minimum travel time of only 19 minutes. Stevenage is a modern new town served by an efficient system of dual carriageways and has a particularly strong base of hi-tech industries in the pharmaceutical, aerospace and defence sectors.

Cartwright Road is located in the Pin Green commercial area on the north east side of the town with dual carriageway links to both A1M Junctions.

### DESCRIPTION

Pin Green Industrial Estate comprises 8 Units arranged in two terraces with excellent HGV turning and loading areas. The entire estate has been upgraded which included a programme of external redecoration and new signage to all units.

**Unit 2** - Positioned at the front of the estate Unit 2 is a mid-terraced warehouse with front two-storey offices and rear loading. The warehouse offers a single uninterrupted space with an eaves height of 7.4m (ridge 8.4m)

**Unit 7** - A mid terrace warehouse with front two-storey offices. The warehouse provides clear space with an eaves height of 5.4m (ridge 6.8m).

**Unit 8** - An end of terrace unit with front two-storey offices. The warehouse provides clear space with an eaves height of 5.4m (ridge 6.8m).

### FEATURES

The units are to be refurbished by the landlord to include new decorations, LED lighting, full height loading doors and refurbished offices. There is generous allocated parking and exclusive loading areas for all three units.

### FLOOR AREAS

<b>Unit 2</b> Ground Floor	7,238 Sq Ft
First Floor	380 Sq Ft
<b>Total</b>	<b>7,618 Sq Ft</b>
<b>Unit 7</b> Ground Floor	3,478 Sq Ft
First Floor	170 Sq Ft
<b>Total</b>	<b>3,648 Sq Ft</b>
<b>Unit 8</b> Ground Floor	5,463 Sq Ft
First Floor	165 Sq Ft
<b>Total</b>	<b>5,628 Sq Ft</b>
<b>Units 7 &amp; 8 combined total</b>	<b>9,276 Sq Ft</b>

### AVAILABILITY and TERMS

Each unit is available to let on a new lease for a term to be agreed. Full details on request.

### INSPECTION

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