



File Photo

**MODERN WAREHOUSE / PRODUCTION UNIT**  
7,216 SQ FT

**Price: £1,250,000 + VAT**

Unit 5 Senate Place  
Whitworth Road  
Pin Green  
Stevenage  
Hertfordshire  
SG1 4QS

- Well specified First Floor Office / Showroom Area
- 6.15m eaves height
- 12 parking spaces

# UNIT 5 SENATE PLACE, WHITWORTH ROAD, PIN GREEN, STEVENAGE, HERTFORDSHIRE, SG1 4QS

## LOCATION

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

Stevenage intercity station provides a fast service to London Kings Cross and a minimum travel time of only 19 minutes.

Stevenage is a modern new town served by an efficient distribution of dual carriageways and has particular base of hi-tech industries in the pharmaceutical, aerospace and defence sectors.

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

## ACCOMMODATION

Forming part of a small individual development Unit 5 Senate Place is a modern mid-terrace warehouse / production unit with first floor offices / showroom.

It is constructed of a clear span steel portal frame with an eaves height of approx. 6m finished with feature brickwork at ground floor level and profiled vertical cladding above with windows to the front.

There is dedicated loading and parking for 12 cars at the front finished with brick pavements.

The production area is decorated in white and fitted with an impressive tiled entrance, reception area and a first floor office / showroom featuring a well specified kitchen.

The property is served with high bay lighting and a full-size loading door (4.8m w x 4.4m h).

Features include:

- \* Ground and first floor windows.
- \* 6.15m clear headroom.
- \* 2 toilets.
- \* Warehouse lighting.
- \* Full size loading door with canopy.

## BUSINESS RATES

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £84,500.

Rates payable 48% p.a. up to 31/03/2027.

## OTHER INFORMATION

C(73)



## FLOOR AREAS (approx. GIA)

Sq Ft

Ground Floor 5,016

First Floor 2,200

**TOTAL 7,216**

Car Parking Spaces 12

## TERMS

The property is available for sale freehold, with vacant possession at an early date to be agreed.

Price: £1,250,000 plus VAT

Strictly by prior appointment with Davies & Co on 01707 274237.

Daniel Hiller [d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)  
Clay Davies [c.davies@davies.uk.com](mailto:c.davies@davies.uk.com)

**Notes:** Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition). The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

**Davies**  
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