

TO LET – Industrial Unit

Unit 2 Pin Green Industrial Estate, Cartwright Road, Stevenage, SG1 4QJ



- Prominent unit on Cartwright Road
- Recently Refurbished
- 7.4m eaves
- Three phase power

- Electric loading door
- LED motion sensory lighting throughout
- 12 car parking spaces
- Dedicated loading area

Size:
7,591 Sq ft (GIA)

Rent on Application



DESCRIPTION

Pin Green Industrial Estate comprises a well-established scheme of eight units arranged in two terraces. The estate has recently undergone comprehensive refurbishments, including external redecoration works and new signage to all units.

Unit 2 is a mid-terrace warehouse unit prominently positioned at the front of the estate. The property benefits from office accommodation on ground and first floors, rear loading access and generous yard areas suitable for HGV operations.

The warehouse provides clear, uninterrupted space with an eaves height of approximately 7.4m rising to 8.4m at the ridge, making it suitable for a range of industrial, warehouse and distribution occupiers.

ACCOMMODATION

We have measured the property on gross internal basis and calculated the following areas:

Area	SQM	SQFT
Ground floor:	670	7,211
First:	35	380
Total:	705	7,591

QUOTING RENT

Rent on application.

SERVICE CHARGE

£3,591 per annum.

RATEABLE VALUE

The rateable value for Unit 2 is £91,000. Interest parties are advised to confirm this with the local authority.

ENERGY PERFORMANCE CERTIFICATE

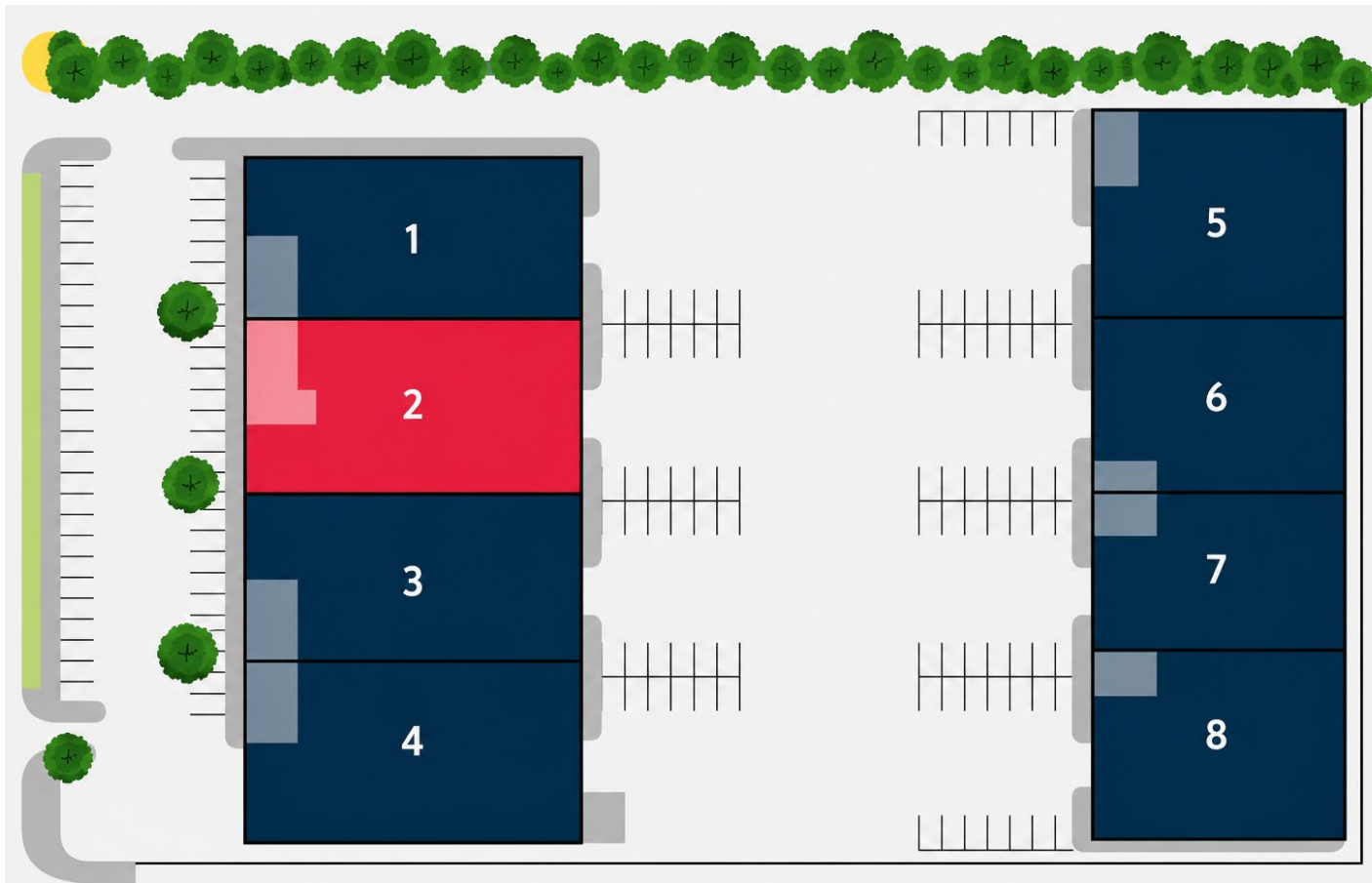
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TENURE

A new FRI lease available direct from the landlord.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in any transaction.



IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: June 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

To arrange a viewing please contact:



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