

# Unit 17/18, Gunnels Wood Park

Gunnels Wood Road, Stevenage, SG1 2BH

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REAL ESTATE ADVISORS

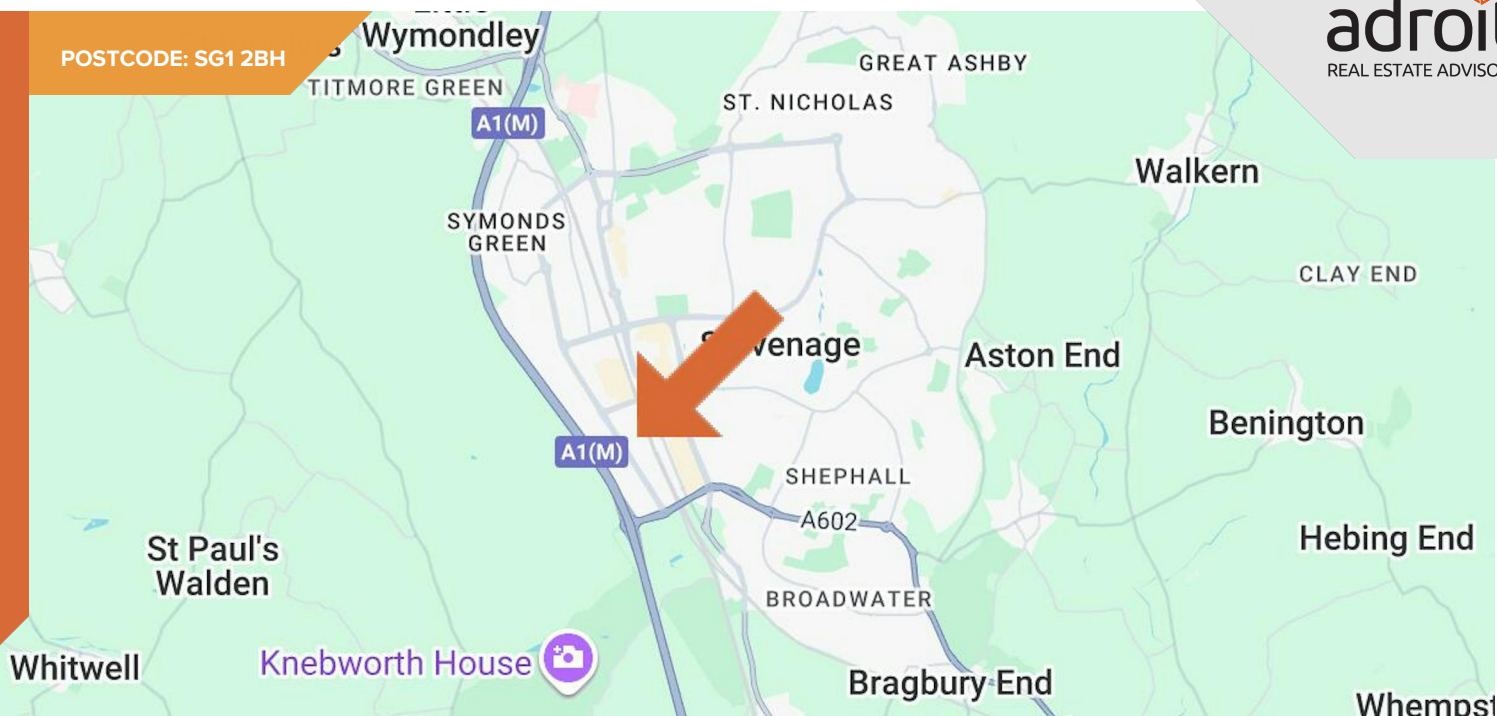


**TO LET**

**8,102 sq ft** (752.70 sq m)

- Established industrial estate in prime Stevenage location
- 8.44m eaves height
- 2 level access loading doors
- Good on site parking

POSTCODE: SG1 2BH



## Description

A mid terraced unit suitable for trade counter, industrial or warehouse uses, with good eaves height and generous parking

## Location

Gunnels Wood Park is an established trade and industrial estate in a prime Stevenage location, fronting Gunnels Wood Road close to junction 7 of the A1M. Other trade occupiers on the estate include Dulux Decorator Centre, Jewson, Euro Car Parts and Easy Bathrooms.

## Accommodation

The property has been measured on the basis of Gross External Area:

| Name               | sq ft        | sq m          |
|--------------------|--------------|---------------|
| Ground - Warehouse | 6,972        | 647.72        |
| 1st - Offices      | 1,130        | 104.98        |
| <b>Total</b>       | <b>8,102</b> | <b>752.70</b> |



## Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

## EPC

C (59)

## Availability

Available Immediately

## Rent

Rent on application

## Service Charge

£4,705 per annum Service Charge year ending March 2026

## Legal Costs

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

## Business Rates

The property has a rateable value in the 2023 list of £55,000, changing in the 2026 list to £103,000. The rates payable figure may be subject to transitional relief, occupiers should contact the Local Rating Authority for confirmation.

## Viewings

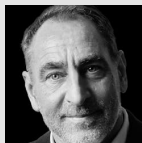
Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

## Adroit Real Estate Advisors



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