

TO LET

Workshop/Storage Unit

Approx. 1,700 sq ft (158 sq m) + 754 sq ft (70 sq m)
mezzanine – Total 2,454 sq ft (228 sq m)



Unit 6B Business & Technology Centre Bessemer Drive Stevenage SG1 2DX

- Roller shutter access
- Onsite parking
- Three phase power and gas supply
- Gas radiant heaters

See important notice overleaf

01438 816396

The Business & Technology Centre
Bessemer Drive, Stevenage, Herts SG1 2DX

Also at: London W1 & Enfield

bowyerbryce.co.uk



The mark of
property professionalism worldwide

Description

The property is located at the end of a terrace and is constructed of block walls. The unit is situated behind the main office building.

Location

The property is located on Bessemer Drive off Gunnels Wood Road, within minutes of junction 7 of the A1(M) and Stevenage railway station. Stevenage is just half an hour away by rail from London King's Cross and less than an hour away from both Luton and Stanstead airports.



Energy Performance Certificate (EPC)

Rating: TBC

The full EPC and recommendation report can be viewed and downloaded from our website www.bowyerbryce.co.uk

Floor Areas

Floor areas are net internal and approximate only

	Sq ft	Sq m
Ground floor	1,700	158
Mezzanine	754	70
Total	2,454	228

Terms

The property is available on a new lease for a term to be agreed.

Price/Rent

£38,472 pa inclusive of electricity, water, heating.

All prices are subject to VAT if applicable

SUBJECT TO CONTRACT

Business Rates

Rates value 2015-2016 £12,000

Rates payable £5,916

Interested parties should confirm the rateable value and rates payable with the Local Charging Authority.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Viewing

Strictly by appointment through Bowyer Bryce (delete as appropriate)

Contact: Alex Schofield
Direct dial: 020 8370 2539
Email: alex.schofield@bowyerbryce.co.uk

Contact: Ian Harding
Direct dial: 020 8370 2536
Email: ian.harding@bowyerbryce.co.uk

Property Ref 011797/1

Important Notice

Bowyer Bryce (Surveyors) Ltd for themselves, any joint agents and for the seller(s) or landlord(s) of this property whose agents they are, give notice that: (i) These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property. (iv) No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc, and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations. (v) All rents and prices quoted are exclusive of VAT (if chargeable).

Bowyer Bryce (Surveyors) Ltd Registered office: 96 Silver Street Enfield EN1 3TW Registered in England No. 1456714