

# For Sale

## Industrial/Logistics 4,225 - 21,180 sq ft GIA

Units 1-5, Caxton Gate, Caxton Way, Stevenage, Hertfordshire, SG1 2UR



### Summary

- INDUSTRIAL PROPERTY COMPRISING 5 INDIVIDUAL UNITS
- Type: Industrial/Logistics
- Tenure: For Sale
- Size: 4,225 - 21,180 sq ft GIA
- Price: £150 per sq ft

## Location

Stevenage is the major industrial/commercial centre for North Hertfordshire, situated adjacent to the A1(M) between Junction 7 and 8 and approximately 16 miles north of the M25. To the north the A14 at Huntingdon provides direct access to the M1/M6, north-west and east coast ports.

The Town Centre with mainline railway station is approximately half a mile and provides fast and frequent rail services to London King's Cross, approximately 22 minutes.

Caxton Way is accessed off Six Hills Way & Bessemer Drive and runs parallel to Gunns Wood Road, the main arterial route through the industrial area.

## Specification

The property was built in 1990 and is currently undergoing a complete refurbishment to provide principally clear industrial/warehouse space at ground floor with first floor office. There is excellent loading facilities and forecourt parking.

## Accommodation

	sq ft	sq m
Unit 1	4,250	395
Unit 2	4,230	393
Unit 3	4,230	392
Unit 4	4,225	392
Unit 5	4,250	395
<b>TOTAL</b>	<b>21,180</b>	<b>1,968</b>

## Amenities

- Indicative specification ready Spring 2017
- Three phase power and LED lighting
- Maximum eaves height approximately 23' (7.2 m.)
- New roller shutter loading door approximately 15' (4.6 m.) x 13.3 (4 m.) wide
- Toilet facilities
- Offices with suspended ceiling and carpets
- Allocated car parking

## Important

The services, fixtures, fittings appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective purchasers should satisfy themselves as to their condition.

## VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

## Energy Performance Rating

This property has been graded as 108(E).

## Price

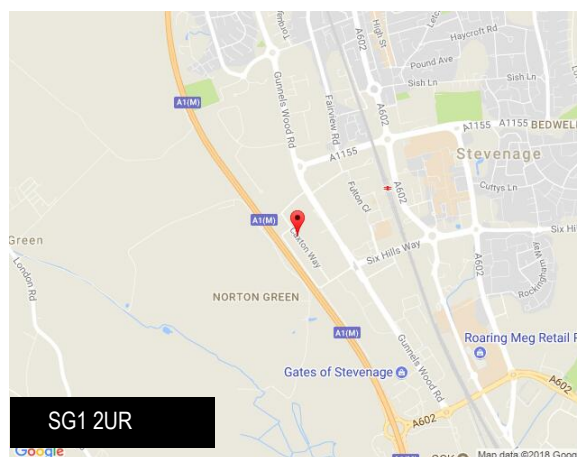
£150 per sq ft

## Business Rates

The rateable value for the whole property will be £105,000 from April 2017. An application has been made to reassess the individual units

## Service Charge

Available on Request



## Viewing & Further Information

If you are interested and would like more information please get in touch.

### Contacts

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