

TO LET
2,983 (277 m²)



TRADE COUNTER
PREMISES



PROMINENT
LOCATION



ACCESSED OFF
GUNNELS WOOD RD



www.ipif.com/gunnelswood

TRADE COUNTER UNIT TO LET

UNIT 1 GUNNELS WOOD TRADE CENTRE
ARGYLE WAY, STEVENAGE, SG1 2AD





LOCATION

The property comprises 4 trade counter units situated over two semi-detached terraces. Constructed in the mid-1990's the units are of steel portal frame construction. The elevations are part brick, part profiled metal cladding. Each tenant has fitted out frontages and customer entrances to their corporate specifications and branding.

DESCRIPTION

Units 1-2 are located on the south of the site and units 3-4 are located on the north of the site, both units face inwards. The units surround a shared concrete service yard which comprises approximately 77 car parking spaces. The unit is awaiting refurbishment.

SPECIFICATION

- 6m eaves height
- Concertina loading door
- Glazed trade counter entrance and enclosed area
- 3 phase power
- Motorised security shutters
- Generous shared car parking

ACCOMMODATION

	FT ²	M ²
UNIT 1	2,983	277

*All areas are approximate on GIA basis

LEASE TERMS

The units are available on new full repairing and insuring leases.

RATEABLE VALUE

The property has a rateable value of £19,750 within the 2017 rating list. Please note this is not the rate payable

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

D-93.



On behalf of the Landlord:



Aaron Burns
aaron.burns@ipif.co.uk



Andrew Veitch
andrew.veitch@montagu-evans.co.uk



Dan Jackson
djackson@adroitrealestate.co.uk

Mark Gill
mgill@adroitrealestate.co.uk