



A range of existing buildings for reuse or development

PRIME INDUSTRIAL / WAREHOUSE LOCATION

1.74 ACRES APPROX, 40,000 SQ FT.

Possible subdivision from 10,000 sq ft (0.56 acres)

Price: £3,750,000 + VAT

**The Q Buildings
Caxton Way
Off Gunnelswood Road
Stevenage
Hertfordshire SG1 2DF**

- Suitable for owner occupier or development
- Highly efficient site shape and configuration for high density scheme
- Central location close to Station and Town Centre
- Sub-division options considered

THE Q BUILDINGS, CAXTON WAY, OFF GUNNELSWOOD ROAD, STEVENAGE HERTFORDSHIRE, SG1 2DF

LOCATION

Centrally located in the main Gunnels Wood commercial area the site backs on to the A1(M) and is within convenient walking distance of the station and town centre.

It is a regular shape fronting on to Caxton Way with alternative rear access from Potters Lane. There is an additional strip of land on the west side of the road providing a continuous row of car parking. This could facilitate a very efficient use / development configuration to maximise density and subdivision.

Potters Lane and Caxton Way are both adopted and therefore there is no estate service charge.

STEVENAGE

Stevenage is a vibrant commercial centre with strong representation in the aerospace, defence and life science sectors.

It is located between Junctions 7&8 of the A1M approx. 32 miles north of Central London.

Stevenage intercity station is in easy walking distance and provides a regular fast non-stop service to Kings Cross / St Pancras (Europe's leading transport hub) in around 19 minutes.

London Luton and Stansted airports are conveniently close.

Stevenage offers a full range of services including a leisure park, major out of town retail development, major town centre and the attractive old town area with its range of pubs and restaurants.

The surrounding villages offer attractive housing and pub/restaurants

ACCOMMODATION

A self-contained complex prominently fronting Caxton Way, with alternative access from Potters Lane.

The complex comprises a main single-storey industrial/workshop facility of concrete frame construction beneath a felt roof.

The southern and central sections are arranged in eight bays, with a single-storey former office / ancillary area fronting Caxton Way.

The northern section provides a range of workshop and ancillary office/storage accommodation.

There are external yard areas to the rear and side.

The site has been intensively used for plant storage by the current owner over many years. Capital investment is now likely to be required either to refurbish and restore the existing buildings or to pursue redevelopment, subject to the necessary consents.

The property is available for purchase in its entirety, or possibly by way of subdivision from approximately 10,000 sq ft. Details on request.

Site survey and desktop environmental reports are available.

SITE AREA 1.74 Acres approx.

FLOOR AREAS (approx. GIA)

			Site area
South	Industrial / warehouse	9,967 sq ft	
	Office / ancillary	<u>3,691</u> sq ft	
	Total		13,658 sq ft 0.59 acres
Middle	Industrial / warehouse	12,773 sq ft	
	Office / ancillary	<u>3,206</u> sq ft	
	Total		15,979 sq ft 0.59 acres
North	Industrial / warehouse	9,315 sq ft	
	Office / ancillary	<u>796</u> sq ft	
	Total		10,111 sq ft 0.56 acres
Overall Total			<u>39,748</u> sq ft

TERMS

Available for sale freehold with vacant possession. Sub-division will be considered.

GUIDE PRICE

£3.75m for the whole. The property is subject to VAT.

PLANNING

The existing buildings were mainly constructed in the 1950s and were part of the original development of Stevenage New Town occupied by British Aerospace.

The site is wholly located within area EC2a. This allocates the use to E, B2 or B8 development.

AVAILABILITY

At an early date to be confirmed. The property is currently an operational plant depot and is being sold by the owner occupier.

BUSINESS RATES

Please see the Valuation Office Agency website. Indicated assessment £235,000 (shown as Unit Q1, Q2 and Q4) wef 1 April 2026.



For further information please contact Davies & Co on

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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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