

TO LET – Industrial Units

Units 2, 4, 7 & 8 Pin Green Industrial Estate, Cartwright Road, Stevenage, SG1 4QJ



- Units available individually or combined
- Recently refurbished
- 5.4 – 7.4 m eaves
- Three phase power
- Electric loading doors
- LED motion sensory lighting throughout
- Good parking provisions
- Dedicated loading areas

Size:
3,648 – 16,894 Sq ft



DESCRIPTION

Pin Green Industrial Estate comprises a well-established industrial scheme of eight units arranged in two terraces. The estate has recently undergone a comprehensive refurbishment programme, including external redecoration and new signage throughout.

Units 2, 4, 7 & 8 are available either individually or in combination, offering flexible warehouse accommodation to suit a range of occupiers. Units 2 & 4 benefit from two-storey office accommodation, generous loading areas and clear warehouse space with eaves heights of approximately 7.4m rising to 8.4m at the ridge. Units 7 & 8 comprise adjoining warehouse units and benefit from first-floor offices, dedicated parking and clear warehouse accommodation with eaves heights of approximately 5.4m rising to 6.8m at the ridge.

Units 7 & 8 can be combined to provide a larger warehouse facility extending to 9,276 sq ft, whilst Units 4, 7 & 8 can be occupied together to provide a total of 16,894 sq ft, benefiting from a substantial private yard area. All units benefit from excellent loading facilities and HGV access.

ACCOMMODATION

We have measured the property on gross internal basis and calculated the following areas:

AREA	SQ M	SQ FT	QUOTING RENT
Unit 2	708	7,618	£99,750
Unit 4	708	7,618	£99,750
Unit 7	339	3,648	£49,500
Unit 8	523	5,628	£76,500

Units 7 & 8 combined total: 9,276 sq ft

Units 4, 7 & 8 combined total: 16,894 sq ft



LOCATION

Pin Green Industrial Estate is located to the north-east of Stevenage, forming part of one of the town's principal and well-established employment areas. The estate is accessed via Cartwright Road within the wider Pin Green commercial district.

The location benefits from excellent road connectivity, with easy access to Junctions 7 and 8 of the A1(M), providing strong links to London (approximately 25 miles to the south) and the wider national motorway network, including the M25. The nearby A505 also offers convenient east-west connections towards Luton, the M1, Cambridge and the M11.

The surrounding area comprises a mix of industrial, warehouse and office occupiers, reinforcing the estate's position as a key commercial hub within Stevenage.

SERVICE CHARGE

Approximately £0.47 per sq ft.

RATEABLE VALUE

Unit 2 - £91,000

Unit 4 - £79,000

Unit 7 & 8 - £109,000

Interest parties are advised to confirm this with the local authority.

ENERGY PERFORMANCE CERTIFICATE

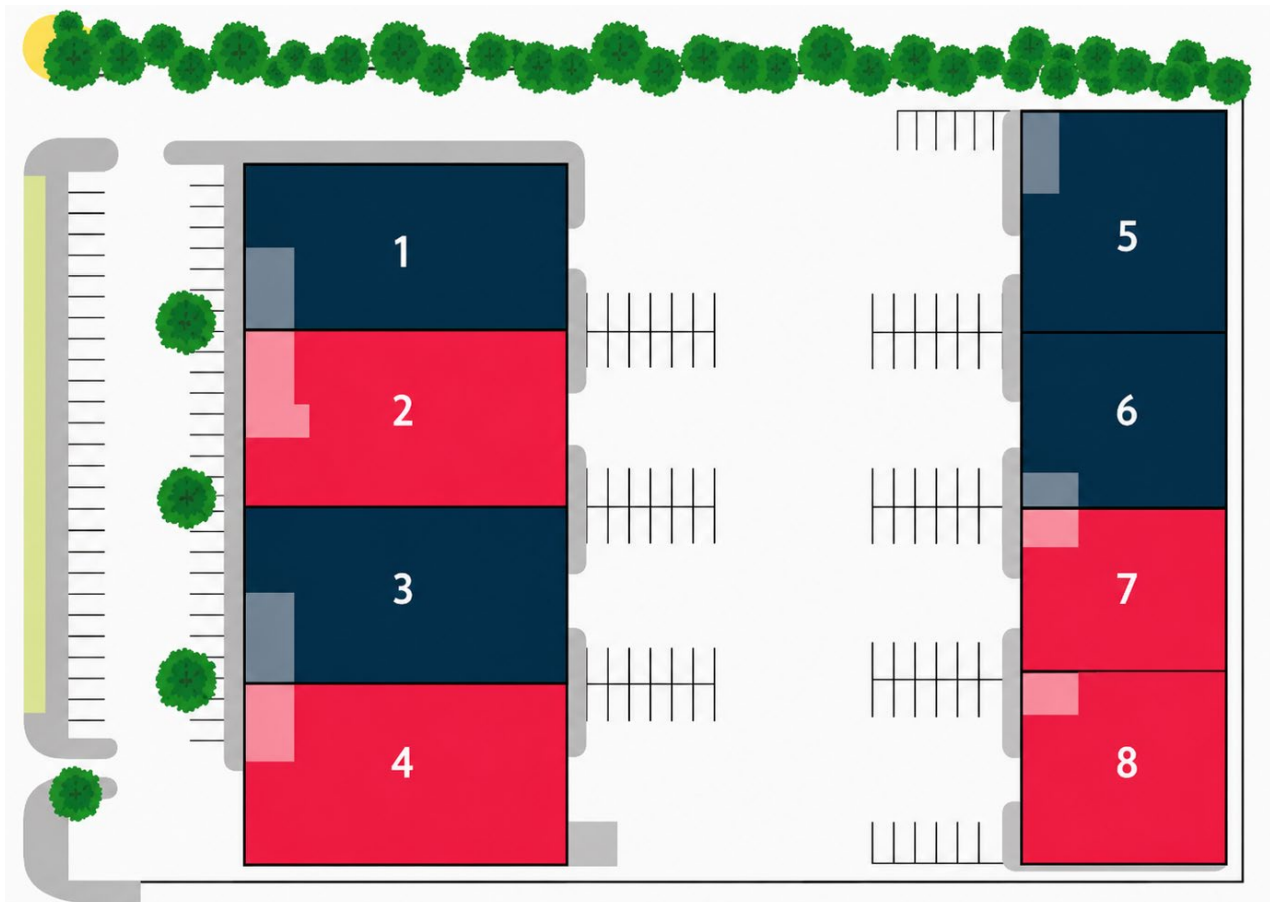
All units have achieved an EPC rating B.

TENURE

A new FRI lease available direct from the landlord.

LEGAL COSTS

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



IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: June 2026

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To arrange a viewing please contact:



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