

TO LET

2,364 Sq Ft

- *Stepped Rent Incentives*
- NEW ROOF
- 3 PHASE POWER
- REFURBISHED
- FULL HEIGHT MOTORISED ROLLER SHUTTER
- 4 PARKING SPACES



020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 11, HYATT TRADING ESTATE, BABBAGE ROAD, STEVENAGE, HERTFORDSHIRE, SG1 2EQ

Stepped rent incentives are available, with rent from **£32,505 per annum (£13.75 psf)** in Year 1, rising to **£35,755 per annum (£15.13 psf)** in Year 2 and **£39,006 per annum (£16.50 psf)** in Year 3.

Unit 11 comprises a smart end-of-terrace warehouse / production unit extending to approximately **2,364 sq ft**, forming part of the small modern **Hyatt Trading Estate** in Stevenage.

The unit has been fully refurbished by the landlord and benefits from a **new roof**, full-height motorised roller shutter, 3 phase power and male and female WC facilities.

The property is of concrete frame construction with part clad and part brick facing elevations beneath a mono-pitched roof incorporating translucent panels. The accommodation is suitable for a range of warehouse, production, storage and light industrial uses, subject to the necessary consents.

Externally, the unit provides parking to the front for **4 vehicles**, with the ability to double park in front of the loading door.

Location

Hyatt Trading Estate is situated on **Babbage Road**, off **Cavendish Road**, connecting to the western side of **Gunnels Wood Road** in Stevenage's main commercial area.

The estate is positioned at the traffic light junction next to **Costco** and to the rear of **Fujitsu**.

Stevenage is a major industrial and commercial centre for North Hertfordshire, located adjacent to the **A1(M)** between Junctions 7 and 8, approximately **16 miles north of the M25**.

Stevenage mainline station provides fast services to **London King's Cross**, with the shortest journey time approximately **19 minutes**.

Nearby railway stations include:

Stevenage Station – approximately 0.66 miles

Knebworth Station – approximately 2.95 miles

Hitchin Station – approximately 3.84 miles

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property provides approximately **2,364 sq ft** of warehouse / production accommodation.

VAT

VAT may be applicable.

Additional Information

Rent

A stepped rent structure is available:

Year 1: £32,505 per annum exclusive (£13.75 psf)

Year 2: £35,755 per annum exclusive (£15.13 psf)

Year 3: £39,006 per annum exclusive (£16.50 psf)

The Year 1 rent equates to approximately **£2,708.75 per calendar month**.

Viewing

Strictly by appointment through Petchey Holdings.

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