

TO LET

TO LET: UNIT 4 HYATT TRADING ESTATE
1,367 Sq Ft

- NEW ROOF
- 3 PHASE POWER
- 5 ALLOCATED PARKING SPACES
- PROVIDED WITH LIGHTING, GAS HEATING
- GREAT ARTERIAL ROUTES
- FLEXIBLE TERMS

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 4, HYATT TRADING ESTATE, BABBAGE ROAD, STEVENAGE, HERTFORDSHIRE, SG1 2EQ

:: 25% OFF FIRST YEAR RENT SUBJECT TO LEASE TERMS ::

Unit 4 comprises a smart end-of-terrace warehouse / production unit extending to approximately **1,367 sq ft**, forming part of the small modern **Hyatt Trading Estate** in Stevenage.

The unit has a **new roof** and is of concrete frame construction, with part clad and part brick elevations beneath a mono-pitched roof incorporating translucent panels.

The accommodation benefits from a full-size electric loading door to the front, together with a ground floor office / amenity area. A small storage mezzanine is also provided to the rear, with loading access.

The unit benefits from lighting, gas heating and **3 phase power**, making it suitable for a range of warehouse, production, storage and light industrial uses, subject to the necessary consents.

Externally, the property provides a front concrete forecourt with **5 allocated parking spaces**.

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 near **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 **1,367 sq ft** of warehouse / production accommodation, including ground floor office / amenity space and a small storage mezzanine.

Tenure

FRI Lease Terms to be agreed.

Additional Information

Rent

£1,996 Per Month

Viewing

Strictly by appointment through Petchey Holdings.

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