



- Road frontage front and rear + additional rear parking
- Industrial complete with modern two-storey offices
- High level of fitted out and services including clean rooms
- High-capacity power supply
- Good access links
- Rarely available freehold
- 1.9 acre site

Georgia Strazza
georgia.strazza@argroup.co.uk
01727 843232

Connor Harrington
Connor.Harrington@argroup.co.uk
07811 804967

Caxton Way, Stevenage, Hertfordshire, SG1 2DF

Self-contained industrial complex

Approx. 9,536 - 44,435 Sq Ft (885.89 - 4,128.01 Sq M)

For Sale

Caxton Way, Stevenage, Hertfordshire, SG1 2DF

Description

A self-contained complex fronting on to Caxton Way with rear service access from Potters Lane where there is an additional strip of land on the west side of the road providing a continuous row of approx. 40 car parking spaces.

The complex comprises the following buildings:

Building 1

Single storey single bay steel portal frame building with modern brick and glazed front elevation and front parking. Various process areas. Eaves height c 4.7m above suspended ceiling. Rear loading. Attached store to the rear and two separate outbuildings in the rear yard area.

Link Section

Single bay steel frame process space with eaves height of 4.5m between Buildings 1 and 2. Loading door 3.4m wide x 3.2 m high.

Building 2

Smart two storey front offices built in about 1980. There is full office use on the first floor and a mixture of office, meeting room and test areas on the ground floor.

Behind is a single storey production area constructed of concrete frame with an eaves height of c 3.5m and ridge of c 3.9m. This is in a single uninterrupted space in four bays. Range of ancillary and additional process buildings to the rear.

Building 3

Manufacturing complex like building 2. Comprises a single storey office and ancillary areas at the front. Further plant and QC areas at the side and rear. Rear yard and loading door 4.0m wide x 2.9m high approx. The whole property is extensively fitted out for circuit board and related manufacturing purposes with high-capacity services. Caxton Way and Potters Lane are adopted so there is no estate service charge.

Location

Stevenage is a vibrant commercial centre with strong representation in the aerospace, defence and pharmaceutical sectors. It is located between Junctions 7&8 of the A1M approx.

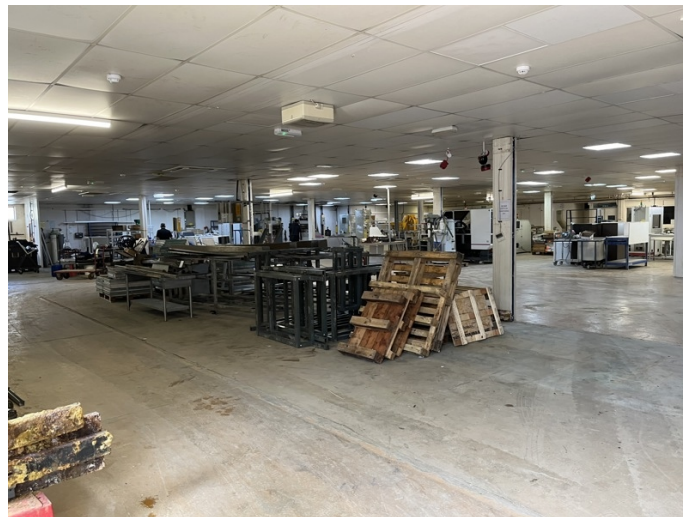
Centrally located in the main Gunnels Wood commercial area site backs on to the A1(M) and is within convenient walking distance to the station and town centre.



Building 1



Rear Yard Space



Building 2 internal



Building 3

Caxton Way, Stevenage, Hertfordshire, SG1 2DF



Building 3



Building 3

Floor Area

Building 1	9,536 Sq Ft	885.89 Sq M
Building 2		
2 Storey offices	8,158 Sq Ft	757.88 Sq M
Production/ stores	10,072 Sq Ft	935.69 Sq M
Production/ stores	2,691 Sq Ft	249.99 Sq M
Building 3	13,978 Sq Ft	1,298.56 Sq M
Total	44,435 Sq Ft	4,128.01 Sq M

Price

£3,950,000

Units are also available individually:

Building 1 £1,000,000

Building 2 £1,800,000

Building 3 £1,150,000

Terms

Available for sale freehold with vacant possession.

Business Rates

From verbal enquiries, we understand the current rateable value is £232,000 with rates payable in the order of £118,784 per annum.

VAT

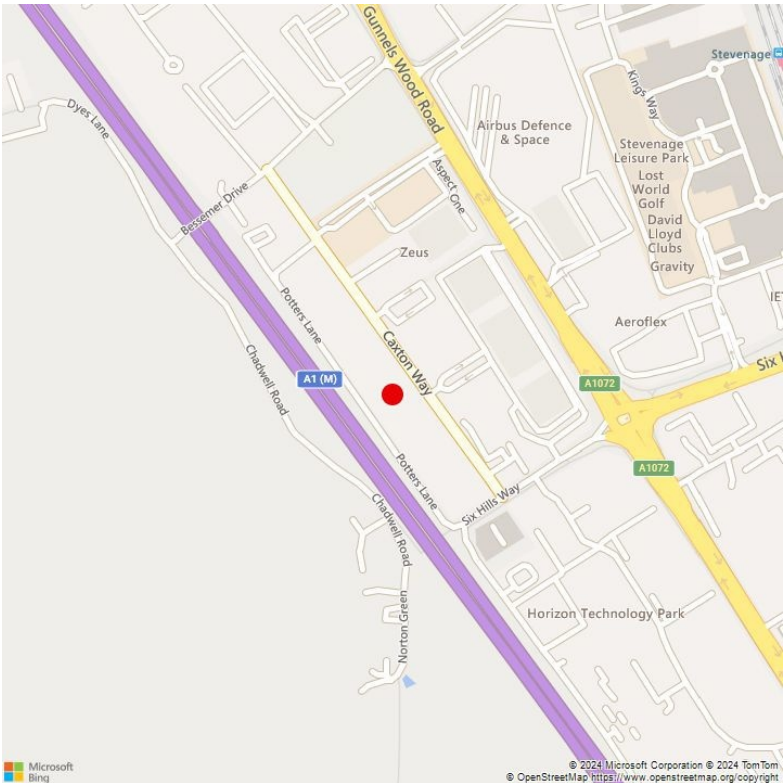
This property is subject to VAT.

Energy Performance Rating

D-76

Legal Costs

Each party is to be responsible for their own legal costs.



Viewings

By appointment only with sole agents Aitchison Raffety
Georgia Strazza 01727 843232
georgia.strazza@argroup.co.uk

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RAFFETY**



www.argroup.co.uk



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