



**AITCHISON
RAFFETY**



- Road frontage front and rear + additional rear parking
- High-capacity power supply
- Good access links
- Rarely available freehold
- Price: £1,150,000

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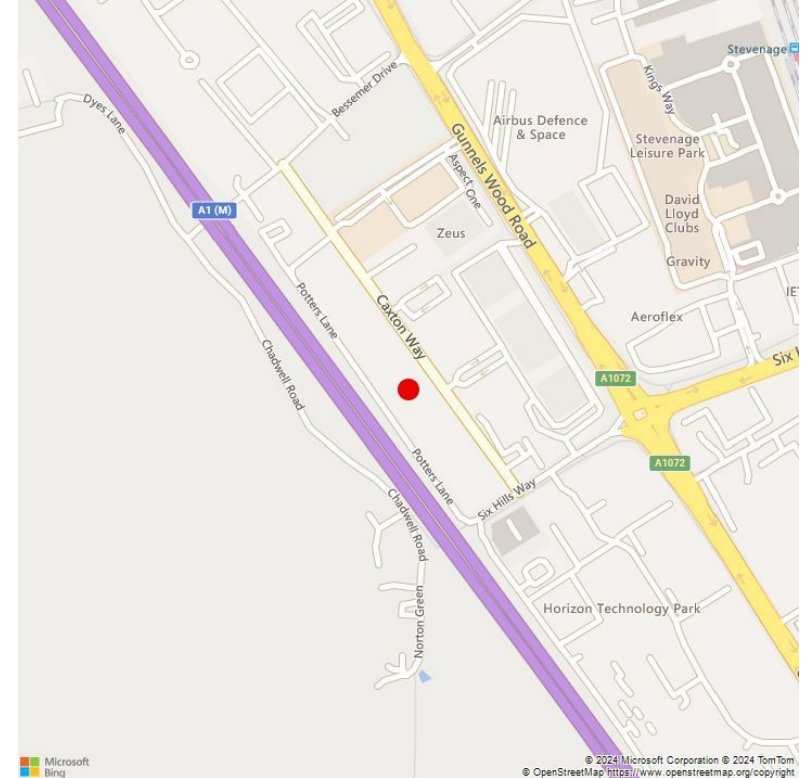
Building 3, Caxton Way, Stevenage, Hertfordshire, SG1 2DF

Self-Contained Industrial Building

Approx. 13,978 Sq Ft (1,298.56 Sq M)

For Sale

Building 3, Caxton Way, Stevenage, Hertfordshire, SG1 2DF



Description

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.

Floor Area

Building 3	13,978 Sq Ft	1,298.56 Sq M
Total	13,978 Sq Ft	1,298.56 Sq M

Price

£1,150,000 Offers in the region of

Terms

Available for sale freehold with vacant possession.

Business Rates

To be re-assessed

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**
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