

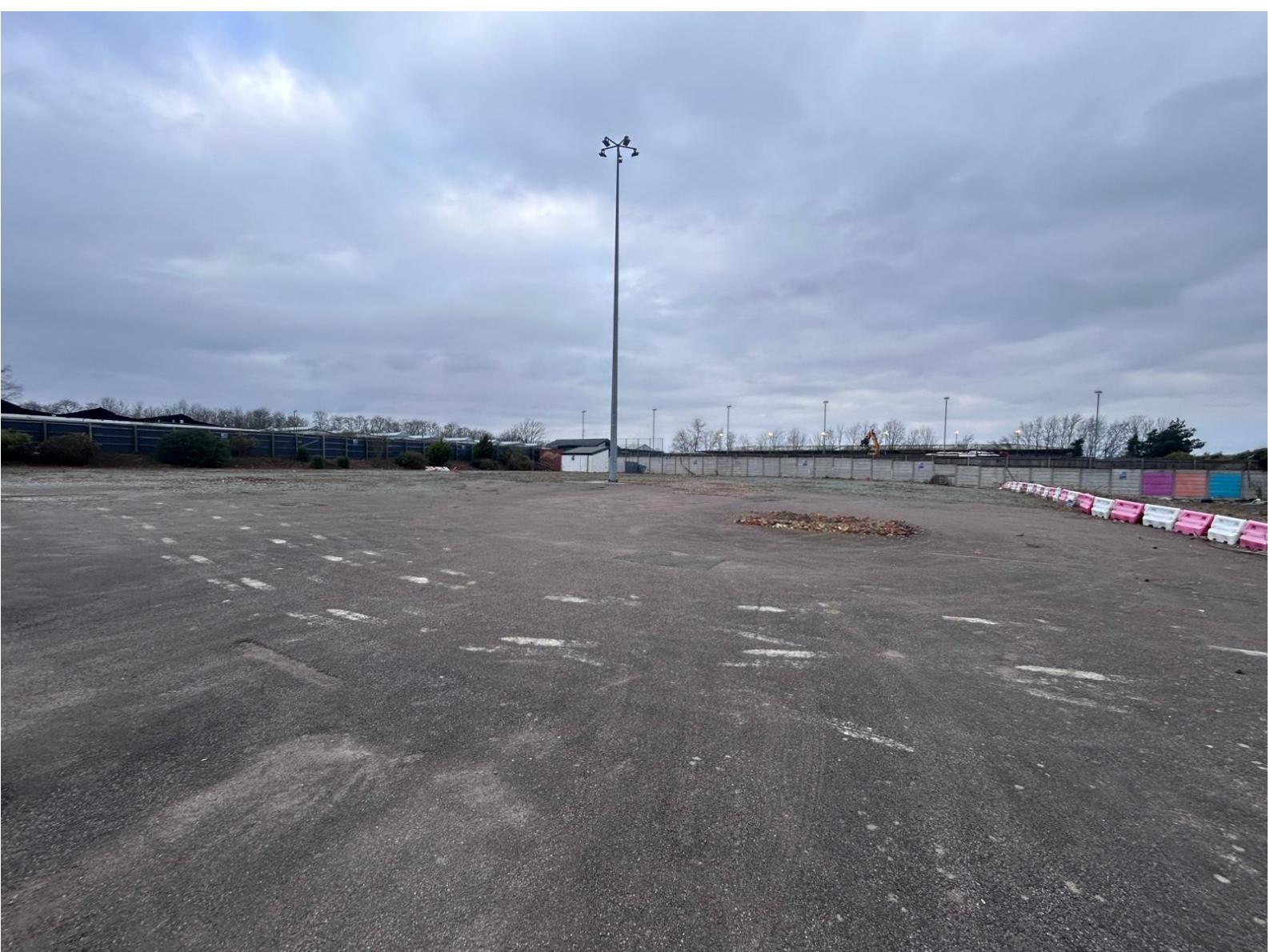
TO LET

LAND AT CAXTON WAY,
STEVENAGE, HERTFORDSHIRE
SG1 2DF

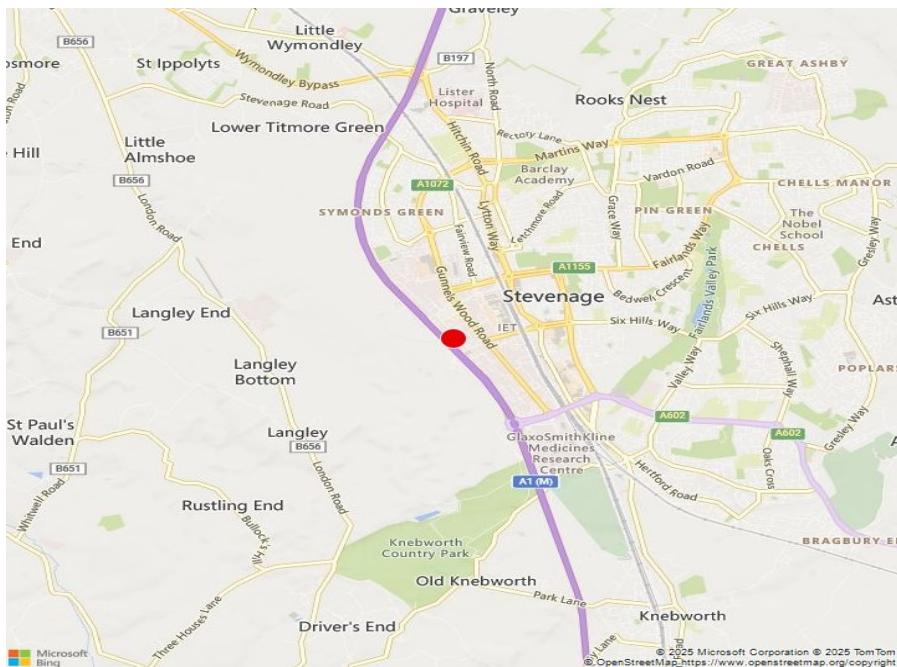
1.17 acres
0.47 hectares

- Mix of concrete, tarmac and hardcore surfacing
- Secure, fenced and gated
- Power, water & lighting available
- Close proximity to J7 of the A1(M)

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LOCATION

The site is located off Caxton Way which leads towards the A1072, providing excellent access to the A1(M). Junction 7 and 8 are approximately 1 mile and 2.8 miles respectively from the site. It is circa 7.6 miles from Letchworth Garden City and 7.9 miles to Welwyn Garden City, both of which can be accessed along the A1(M).

Stevenage Train Station is circa 0.8 miles from the site, benefitting from national railway links towards London, Cambridge, Leeds and Peterborough.

Central London is approximately 32.1 miles to the south, London Luton Airport is circa 12.5 miles to the west and London Stansted Airport is 29 miles to the east.

DESCRIPTION

This industrial outdoor storage (IOS) property measuring 1.17 acres is well located within the wider Stevenage commercial area. It comprises a mix of concrete, tarmac and hardcore surfacing, and also benefits from power, water and lighting. The site also benefits from 24-hour access (subject to planning).

It is secure, fenced and gated, and can be accessed from a single access point off Caxton Way.

5 year lease term available.

PLANNING USE

Subject to planning. Please contact the agents for more details regarding the use type.

TERMS

Available on a new lease for a term to be agreed.

RENT

Rent on Application.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with agents.

IMPORTANT INFORMATION

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CONTACT

Archie Dupree

07393 259 922

Archie.Dupree@carterjonas.co.uk

James Butcher

07890 300 100

James.Butcher@carterjonas.co.uk

carterjonas.co.uk/commercial



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