

## **FOR SALE** **(May Let)**

**3 NORTON GREEN ROAD**  
**STEVENAGE SG1 2BA**



### **PROMINENT DEPOT/YARD PREMISES**

**Approximately 3,917 sq ft on 0.44 acres**  
**(364 sq m on 0.18 hectares)**

**Please refer to the important notices overleaf**

## MISREPRESENTATION CLAUSE

"Derrick, Wade Waters Ltd trading as Derrick Wade Waters (and their Joint Agents where applicable) for themselves and for the vendors or lessors of these properties for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Derrick Wade Waters Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or

- tenants must not rely on them as fact or representation or warranty or enter into any contract in relation to the properties in reliance upon them;
- (iii) no employee of Derrick Wade Waters Ltd (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the properties;
- (iv) all prices quoted in these particulars may be subject to VAT in addition; and
- (v) Derrick Wade Waters Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of, or reliance upon, these particulars;
- (vi) All quoting rents, prices and terms are expressed subject to contract."

## DESCRIPTION:

Depot premises originally used as a dairy product distribution centre and subsequently as a vehicle rescue and recovery premises.

The property comprises a number of areas including offices, stores, workshop, and a former flat (most frequently used as offices) at first floor level. The main feature of the premises is its large surfaced yard. The whole site is fully enclosed by fencing and access is via double gates from Norton Green Road.

## LOCATION:

The Property is **prominently** located with extensive frontage to Six Hills Way close to its junction with Gunnels Wood Road. Stevenage town centre, with its extensive shopping and leisure facilities and railway station, is within easy walking distance of property. Stevenage is a significant commercial centre with a resident population of c.86,000. It is situated adjacent the A1(M), thus enjoying fast access to London and M25 to the South, and the North of England.

## ACCOMMODATION:

*The following are approximate Gross Internal Areas measured in accordance with RICS Code of Measuring Practice:*

Outside Cupboard	12 sq ft	1.13 sq m
Outside W/C	47 sq ft	4.32 sq m
Open Store	53 sq ft	4.96 sq m
Electric Store	35 sq ft	3.23 sq m
Lean to Store	205 sq ft	19.02 sq m
Store	106 sq ft	9.86 sq m
Drivers Mess	225 sq ft	20.92 sq m
Former Cold Store	1,402 sq ft	130.33 sq m
Store	879 sq ft	81.65 sq m
First Floor (former flat)	889 sq ft	82.62 sq m
Electric Intake	64 sq ft	5.93 sq m

**TOTAL GIA** **3,917 sq ft** **363.97 sq m**

## EPC

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

85

This is how energy efficient the building is.

## TERMS:

Our client's preference is to sell their long leasehold interest being for a term of years expiring in 2061 at a **fixed** ground rent of just £190pa. Alternatively, consideration will be given to letting the property for a term of 5 years or more.

## PRICE/RENT:

Price: £650,000 for the long leasehold interest, **or**  
Rent: £52,000pax

## RATES:

According to The Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) website, the Rateable Value is £17,750.

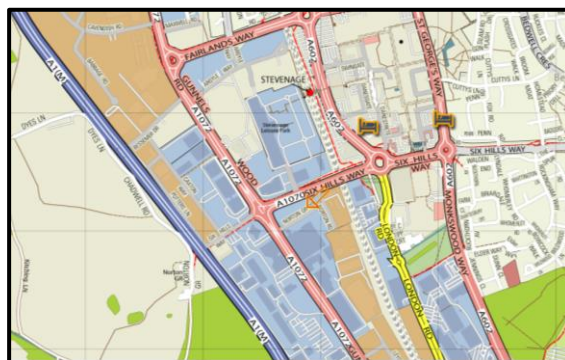
Applicants are encouraged to check with the relevant local authority to confirm the rates payable for the current financial year.

## SERVICE CHARGE

Not applicable.

## LEGAL COSTS:

Each party to bear their own legal costs incurred in the transaction.



## FURTHER INFORMATION:

For further information or to arrange an inspection of the Property, please contact the lessor's sole agents:

**Derrick Wade Waters**

**Simon Beeton**  
01279 620225  
[scb@dww.co.uk](mailto:scb@dww.co.uk)

**James Issako**  
01279 620225  
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## IMPORTANT NOTES FOR INTERESTED PARTIES

\*Planning. No warranties are given in respect of the lawful planning use of the Property and applicants must satisfy themselves that their intended use/development is acceptable to the Local Planning Authority (Stevenage Borough Council 01438 242242).

\*Rates. Applicants are referred to the Local Billing Authority (Stevenage Borough Council 01438 242242) to satisfy themselves as to their likely rates liability.

\*VAT. The price is exclusive of VAT, which may or not be charged in this transaction (at the option of our client).

\*Services. No services (inc. drains) have been tested and applicants should carry out their own testing prior to purchase.

\*Photograph. This is for identification purposes only and includes part of the neighbouring Property not offered in this transaction. It has not been possible to obtain a clear view of the Property in this case.

\*Particulars of Sale. All statements contained in these particulars as to this property are made without responsibility on the part of Derrick Wade Waters or the vendors or the lessors.

\*Please refer to the misrepresentation clause at the top of this page.