

# OFFICE / D1 BUILDING WITH DEVELOPMENT POTENTIAL FREEHOLD FOR SALE



Wentworth Lodge  
Great North Road  
Welwyn Garden City  
Hertfordshire - AL8 7SR

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## Q3 BUILDING, CAXTON WAY, STEVENAGE, HERTS, SG1 2DF

### LOCATION

The Q3 Building is located on Caxton Way west of Gunnels Wood Road.

The property is within close proximity of Junction 7 of the A1(M) motorway. The M25 (Junction 23) is 16 miles to the south.

The Town Centre and Railway Station is approximately 1 mile distant, c. 20 minutes' walk.

There is a frequent service from Stevenage Railway Station to London's Kings Cross with a fastest journey time of 26 minutes.

Luton Airport is 15 miles to the west and Stansted Airport is 28 miles to the east.

### DESCRIPTION

The Q3 Building comprises a two storey office building together with a secure car park to the rear of the premises. The property has most recently been used for a vocational training centre, offices and a children's nursery.

The property has development potential for a range of potential schemes.

### ACCOMMODATION

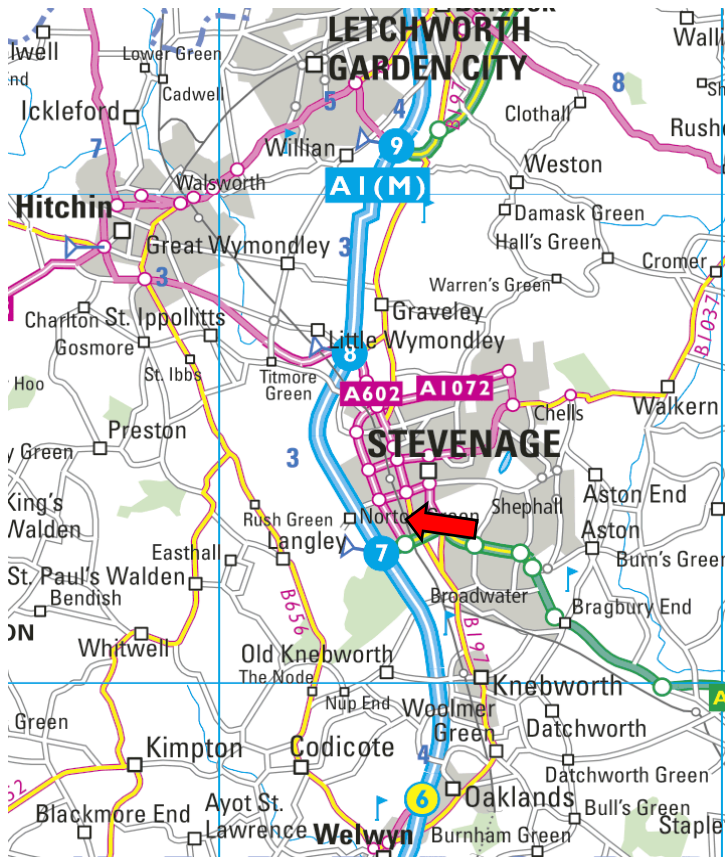
	sq ft	sq m
Ground Floor	19,332	1,796
First Floor	18,342	1,704
Total	37,669 (NIA)	3,499 (NIA)

The gross internal area is approximately 41,116 sq ft (3819.77 sq m).  
The site area is approximately 1.25 acres.

### VIEWING | Strictly by appointment through this office with:

James Oliver  
**01707 396733**  
james.oliver@brasierfreeth.com

Tom Harker  
**01707 396734**  
tom.harker@brasierfreeth.com



## AMENITIES

- Secure site of 1.25 acres
- Rarely available freehold opportunity
- Development potential, subject to planning
- Flexible accommodation
- Established business park location

## PLANNING

The property is situated within the Gunnels Wood Road Employment Area.

The property has a mixed use planning consent of Offices (B1) and educational purposes (D1), (Application No. 09/00400/FP) dated 25/01/2010.

## TENURE

The property is for sale Freehold with vacant possession.

## PRICE

Offers are invited. (VAT is payable on the purchase price)

We have been instructed to request best and final offers by 5pm on the 31st October 2016.

## RATES

Rateable Value: £232,000

Rates payable year to 31<sup>st</sup> March 2017: £115,304

Interested parties should confirm annual rates payable by making enquiries with the Local Rating Authority (Stevenage Borough Council – 01438 242242).

## EPC RATING

EPC Rating – E-101

- Lettings & Sales
- Acquisitions
- National Retail Agency
- Lease Advisory Services
- Valuations
- Building Surveying
- Property Management
- Property Consultancy



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