



**MODERN WAREHOUSE/PRODUCTION BUILDING WITH
SECURE YARD
24,655 SQ FT**

Price: £3,975,000 No VAT

Babbage House
6 Babbage Road
Stevenage
Hertfordshire
SG1 2EQ

- Detached
- Substantial brick construction
- Non-estate position
- Ancillary offices
- Potential to improve
- Availability: Q3 2025

BABBAGE HOUSE, 6 BABBAGE ROAD, STEVENAGE, HERTFORDSHIRE, SG1 2EQ

Location

Stevenage is a vibrant commercial centre with strong representation in the aerospace, defence and pharmaceutical sectors. A particular feature of the town is the rapidly developing Life Sciences sector based on the major GSK site. It is located between the A1(M) Junctions 7&8 of the A1M approx. 32 miles north of Central London. Stevenage intercity station conveniently close and provides a regular fast non-stop train service to London Kings Cross / St Pancras, Europe's leading transport hub, in around 19 minutes and Cambridge. London Luton and London Stansted airports are conveniently close.

Babbage Road named after the father of a computer is centrally located within the main Gunnelswood commercial area, approximately midway between junctions of the motorway.

Access is from the traffic light junction on Gunnelswood Road next to Costco.

This is an area of modern development and adjoining occupiers include Fujitsu, Costco, Stevenage Glass, and the Hertfordshire Ambulance Service. Babbage Road itself is a short cul-de-sac with an HGV turning arc at the end.

Accommodation

A detached modern warehouse/production unit constructed in 2 bays of a concrete frame with cavity brick perimeter walls. The warehouse area has an eaves height of approx. 4.64m and comprises a single open space with a number of columns down the centre between the bays. There's loading access at the front on Babbage Road and at the side from the private yard area.

External areas are surfaced in concrete and the yard is fenced and gated. Front loading door is approx. 3.0m wide by 3.05m high. The side loading door is 4.35m wide by 4.55m high. Further doors could be added.

Currently there's an old portacabin building in the rear corner of the site used for ancillary purposes but could easily be removed.

Ancillary first floor offices have a reception area in the front corner bay. The area underneath has windows and is currently open and could be used for a range of ancillary purposes or offices. There is high bay LED lighting in the warehouse.

Parties wishing to create their own identity could change the date external appearance by painting the brickwork or overcladding.

Floor Areas (approx. GIA)	Sq Ft
Ground Floor	22,835
First Floor	1,820
TOTAL	24,655
Car Parking Spaces	16

Tenure

The property is offered for sale freehold with vacant possession with a guide price of £3.975m. VAT is not payable.

Business Rates

Please see the Valuation Office Agency website. Indicated assessment £120,000.

Amount payable 55.5% for the y/e 31/03/2026.

Legal Costs

Each party is responsible for their own legal costs.

Other Information

EPC Category: E (113)

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.



For further information please contact Davies & Co on 01707 274237

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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.