Davies
01707 274237

Stevenage
Office
FOR SALE




# OFFICE / LABORATORY INVESTMENT SALE
## 3,057 SQ FT

**Price: £790,000**

Unit 1 Arlington Court
Arlington Business Park
Whittle Way
Stevenage
Hertfordshire
SG1 2FS

- 11 car spaces
- Prime location adjoining Junction 7 A1(M)
- Current Rent income £45,000 p.a. rising to £50,000 p.a. in Aug 2026
- Modern development built in 2007.

Ref O52-11

# UNIT 1 ARLINGTON COURT, ARLINGTON BUSINESS PARK, WHITTLE WAY, STEVENAGE, SG1 2FS

## LOCATION
Stevenage is the major commercial centre in north Hertfordshire located between Junctions 7 and 8 of the A1(M) approximately 34 miles north of Central London.

This is a well-planned progressive modern commercial centre with a strong high tech/aerospace presence incorporating many headquarters office buildings with multinational companies including Glaxo SmithKline, MBDA, Fujitsu, Airbus, and IET.

Stevenage station provides a fast service to London Kings Cross (minimum travel time 19 minutes). Luton and Stansted airports are conveniently close.

## ACCOMMODATION
A superb semi-detached brick built two storey business building in a modern campus development in the prime business park location in Stevenage adjoining Junction 7 of the A1M.

It offers fully finished and highly specified accommodation on two floors and features the following:-

* Air conditioning
* Full access raised floors
* A high-quality kitchen on each floor
* Data Cabling / 100mb internet connections
* Suspended ceilings with recessed LED lighting
* Passenger lift

The ground floor is let to Axitan Research UK Limited, a biotechnology company on a lease expiring June 2026. Terms have been agreed to renew the lease for a term of 5 years at a rent of £26,000 p.a. The new lease is to be contract Outside the L&T Act.

The first floor is let to Engineering College of Technology Limited, a higher education provider specialising in engineering, until 26 August 2029. The current rent is £22,000 p.a. which will rise to £23,000 p.a. in Aug 2026 and then £24,000 p.a. in Aug 2027. Copy leases are available upon request.

Energy Performance Certidficate D(98).

| FLOOR AREAS (approx. NIA) | Sq Ft |
|---|---|
| Ground Floor | 1,529 |
| First Floor | 1,528 |
| TOTAL | 3,057 |
| Car Parking Spaces | 11 |

## TERMS
Offers are invited for the freehold interest with the benefit of the income in the region of £790,000 plus VAT.

## BUSINESS RATES
According to the Valuation Office Agency website (www.voa.gov.uk). Each floor has an assessment of £28,250. Rates are payable by the respective tenants.

## EPC
D (98)





For further information please contact Davies & Co on 01707 274237

Daniel Hiller d.hiller@davies.uk.com

Clay Davies c.davies@davies.uk.com

**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-1sr-ediction. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are threrefore expressly excluded from any contract.

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