Davies
01707 274237

Stevenage
Office
FOR SALE



HIGH QUALITY FULLY FITTED SECOND FLOOR OFFICES
1,454 SQ FT

Price: £350,000 + VAT

3 Gateway 1000 (SF)
Arlington Business Park
Whittle Way
Stevenage
Hertfordshire
SG1 2FP

- Air Conditioning
- 7 parking spaces
- Fully DDA compliant
- Excellent EPC - B (49)

Ref O5-14

3 GATEWAY 1000 (SF), ARLINGTON BUSINESS PARK, WHITTLE WAY, STEVENAGE, HERTFORDSHIRE, SG1 2FP

LOCATION

Built in 2008 the development occupies an absolutely prime location prominently fronting onto the A1M at Junction 7 which is the principal approach into the town.

It comprises a range of small and medium sized self-contained office buildings in an ultra-modern architectural style set within a high-quality business park environment.

STEVENAGE

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/life sciences presence. It incorporates many headquarters office buildings with multi-national companies including Glaxo SmithKline, MBDA, Fujitsu, Astrium, and IET.

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

ACCOMMODATION

The available accommodation comprises the entire second floor of Building 3 which offers very flexible open plan accommodation currently with a range of internal partitioning.

Features include:

* Full access raised floors.
* Energy efficient comfort cooling.
* Suspended ceilings with recessed LED lighting.
* High quality flat panel and double-glazed walls.
* Kitchen and single WC.
* Shared lift facility.

FLOOR AREAS (approx. NIA)	Sq Ft
Second Floor	1,454
TOTAL	1,454
Car Parking Spaces	7

TERMS

Available for sale freehold with vacant possession.

Price £350,000 plus VAT.

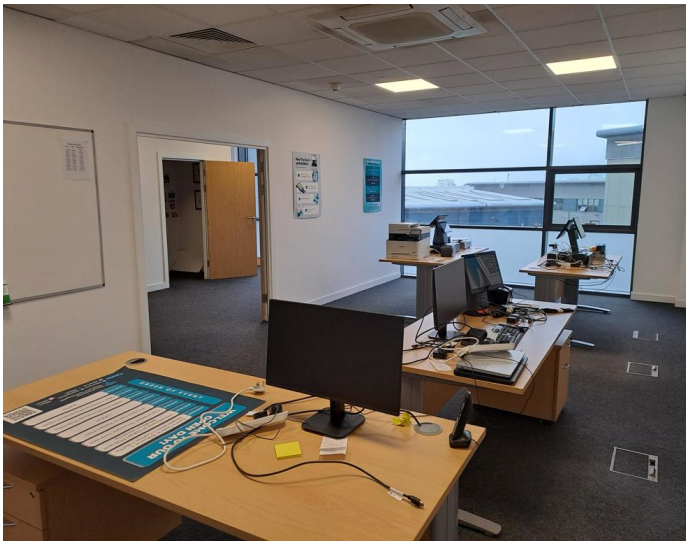
BUSINESS RATES

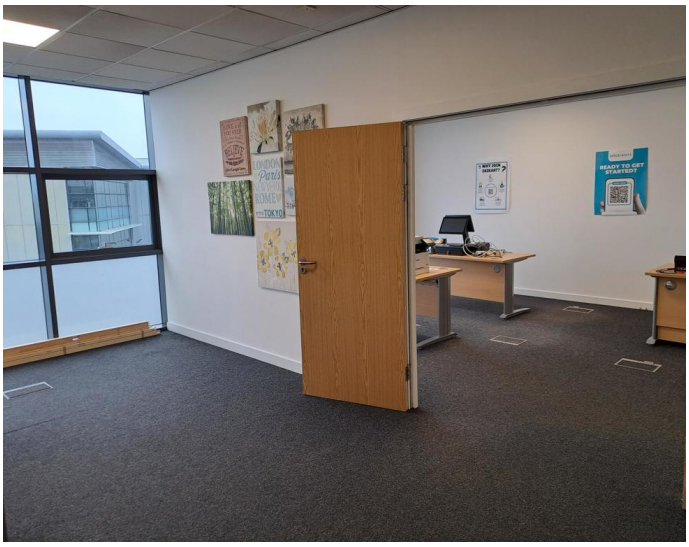
Please see the Valuation Office Agency website www.voa.gov.uk. There are 3 separate indicated assessments of £8,200, £6,600 and £6,800.

The amount payable is 43.2% for the year ending 31 March 2027 although small business rates relief may be available depending on the occupational arrangements.

EPC

Category B(49)





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-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.