Davies
01707 274237

Stevenage
Office
FOR SALE



OFFICE INVESTMENT OPPORTUNITY - WREN KITCHENS
2,595 SQ FT

Price: £597,500 + VAT

Ground Floor 3 Gateway 1000
Arlington Business Park
1000 Whittle Way
Stevenage
Hertfordshire
SG1 2FP

- Income £44,000 to 17 August 2028 on FRI terms
- Prime modern estate adjoining J7 A1(M)
- Entire ground floor
- High specification accommodation
- 10 parking spaces

Ref O38-9

GROUND FLOOR 3 GATEWAY 1000, ARLINGTON BUSINESS PARK, 1000 WHITTLE WAY, STEVENAGE, HERTFORDSHIRE, SG1 2FP

Location
Stevenage is the major commercial centre in North Hertfordshire and is 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 incorporates many headquarters office buildings and major multi-national companies including Glaxo SmithKline, MBDA, Fujitsu, Airbus and IEE.

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

Gateway 1000 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.

Accommodation
The property comprises the entire ground floor of a 3-storey office building offering very efficient open plan accommodation with a smart high-quality internal fit out.

It has a smart internal fit out and is used as admin offices and display of samples and materials.

Features include:

* Full access raised floors.
* Energy efficient comfort cooling.
* Suspended ceilings with category 2 lighting.
* High quality flat panel and double-glazed curtain walls.
* Fitted kitchen.
* A variety of existing tenants fittings.
* 10 car spaces.

Floor Areas (approx. NIA)	Sq Ft
TOTAL	2,595
Car Parking Spaces	10

Tenure
Available for sale virtual freehold. Guide price £597,500.

The property is elected for VAT.

Business Rates
Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £42,250.

Rates payable approx. 43.2% for the y/e 31/3/2027.

Legal Costs
Each party is responsible for their own legal costs.

EPC
B(48)

Other Information
The property is currently let to Wren Kitchens Limited (Company No: UK 06799478) on a lease term expiring 17 August 2028 with no break or review at a rent of £44,000 pa.

Wren had a turnover to 31 December 2024 of £917.7m and pre-tax profits of £69.4m. They have an outstanding 100 Creditsafe Risk Score.





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.