



MODERN WAREHOUSE WITH MEZZANINE STORAGE 3,030 SQ FT

Rent: £36,000 p.a.

Unit F Gateway 1000
Whittle Way
Arlington Business Park
Stevenage
Hertfordshire
SG1 2FP

- Modern high specification
- Prime location adjoining J7 A1(M)
- High quality modern development
- 8m Clear Headroom

UNIT F GATEWAY 1000, WHITTLE WAY , ARLINGTON BUSINESS PARK, STEVENAGE, HERTFORDSHIRE, SG1 2FP

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/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.

GATEWAY 1000

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

ACCOMMODATION

The space comprises an open plan modern warehouse / production unit with a loading door at the front (3.5m wide by 3.8m high) and a half depth mezzanine storage deck floor at the rear.

It has a clear eaves height of 8m and a single disabled toilet on the ground floor.

Features include:

- Modern high specification
- Prime location adjoining J7 A1(M)
- High quality modern development
- Extensive skylights.
- 8-meter clear height
- 3-phase power supply

4 car parking spaces plus use of the loading bay.

| FLOOR AREAS (approx. GIA) | Sq Ft |
|---------------------------|--------------|
| Warehouse | 2,035 |
| First Floor | 995 |
| Mezzanine | |
| TOTAL | 3,030 |

TERMS

Available for let on a new lease for a term to be agreed.

SERVICE CHARGE

There is an estate service charge currently running at £1,748 plus VAT per annum.

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £29,750.

EPC

E - 105



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.

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