



## 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	
<b>TOTAL</b>	<b>3,030</b>

## 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](http://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](http://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.

**Davies**  
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