



HIGH QUALITY MODERN AIR-CONDITIONED OFFICES 2,642 SQ FT

Rent: £45,000 p.a.

4 Arlington Court
Arlington Business Park
Whittle Way
Stevenage
Hertfordshire
SG1 2FS

- Extensive high quality fit out
- 8 parking spaces
- Air conditioned
- Superb location next J7 A1(M)
- EPC - B43

4 ARLINGTON COURT, ARLINGTON BUSINESS PARK, WHITTLE WAY, STEVENAGE, HERTFORDSHIRE, 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 and incorporates many headquarters office buildings with multi national 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 high quality and attractively designed semi-detached two-storey office building.

Built in 2007 the property is situated in a modern campus development in arguably the prime office location in Stevenage close to Junction 7 of the A1M.

There are two efficient open plan floors accessed by an attractive corner glazed entrance and staircase area.

The offices are fully finished and highly specified on each floor that include the following:

- * Suspended ceilings with recessed lighting.
- * Raised floors which are fully accessible for cabling.
- * Air conditioning.
- * Kitchens on each floor
- * Passenger lift.
- * Partitioned offices and meeting rooms on first floor.
- * Data area and office area on ground floor.
- * Comprehensive power and data cabling.
- * High capacity internet connection.
- * Back-up generator (if required)

The property is available for immediate occupation.

Floor Areas (approx. NIA)	Sq Ft
Ground Floor	1,321
First Floor	1,321
TOTAL	2,642
Car Parking Spaces	8

Tenure

The property is available to let on a flexible new lease for the length to be agreed. Rent £45,000 per annum.

All terms are subject to VAT

Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £45,500.

Rates payable 49.9% for y/e 31/3/2026.

Legal Costs

Each party is responsible for their own legal costs.

Other Information

Unless otherwise stated all prices, rent or other stated costs are subject to VAT.



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-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.