



SMART GROUND FLOOR STORAGE ACCOMMODATION 1,450 SQ FT

**Rent: £18,500 per annum
inclusive**

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

- Next to J7 A1(M)
- Flexible all-inclusive leases (1-3 years)
- High spec modern building
- Loading door
- Designated car parking.

UNIT A GATEWAY 1000, ARLINGTON BUSINESS PARK, WHITTLE WAY, 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 well-planned, progressive commercial centre has a strong high-tech and aerospace presence, with multinational headquarters including GlaxoSmithKline, MBDA, Fujitsu, Airbus, and IET.

Stevenage station provides a superb fast service to London Kings Cross, with a minimum travel time of 19 minutes. Luton and Stansted airports are also conveniently close.

The development occupies an absolutely prime location, prominently fronting the A1(M) at Junction 7, the principal approach into the town. It comprises a range of small and medium-sized self-contained office and business units in an ultra-modern architectural style, set within a high-quality business park environment.

ACCOMMODATION

A modern end-of-terrace business unit situated in a high-quality estate of similar units, conveniently located next to the A1(M).

The available space comprises the ground floor warehouse, which includes two small office rooms and a kitchen. The first-floor offices are occupied by the landlord.

Features include:

- * Loading door
- * Door entry system
- * Shared monitored alarm system and CCTV covering communal areas
- * Kitchen facilities
- * Shared WCs
- * 1 allocated parking space, with the option to park 2 additional cars across the loading door



FLOOR AREAS (approx. GIA)

Sq Ft

TOTAL

1,450

TERMS

Available to let on a new lease with immediate effect, for a term of between 1-3 years.

Rent £18,500 p.a. inclusive of all utilities but exclusive of business rates. The property is not elected for VAT.

SERVICE CHARGE

Included in rent.

BUSINESS RATES

Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £23,000. Rates payable 43.2% for the y/e 31/03/2027.

EPC

C(71)

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.

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