

# Unit 12 The IO Centre Stevenage SG1 2BD

(Adjoining J7 A1M (Stevenage South))

## To Let or For Sale

High Quality Warehouse / Production Unit

**7,697 Sq Ft (GIA) Approx**

- Prime Business Park Location
- High quality modern development and specification



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# Unit 12 The IO Centre, Whittle Way Arlington Business Park, Stevenage SG1 2BD

## STEVENAGE

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 that incorporates many headquarter office buildings and major multinational 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.

## THE IO CENTRE

The development occupies an absolutely prime location prominently fronting onto the A1M at Junction 7 which is the principal approach into the town close to the major GSK site.

This comprises 16 production / warehouse units set within a high-quality business park environment.

## DESCRIPTION

A high-quality modern end of terraced production / warehouse unit built in 2004.

It is a conventional construction in a single span steel portal frame with an eaves height of approx. 6.6 m.

The warehouse has a full size electrically operated loading door (approx. 5m high x 3.4m wide), lighting, WC and a small office / tea room area.

There are smart open plan first-floor offices at the front served with heating, lighting and air conditioning.

## APPROX (GROSS INTERNAL) FLOOR AREAS

Ground floor	7,022 Sq Ft
First floor offices	625 Sq Ft
<b>Total</b>	<b>7,697 Sq Ft</b>

## CAR PARKING

10 spaces (with doubling up potential).

## TERMS

The property is available to let on a new full repairing and insuring lease. Rent £99,500 per annum.

Alternatively, the owners may consider a sale of the long leasehold interest (999 years from 2004 at a peppercorn rent). Guide Price £1,950,000.

There is a service charge for upkeep and maintenance of the estate.

## VAT

The property is elected for VAT, which is to be charged in addition.

## RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £44,000. This is to increase to £73,000 on 1 April 2023.

Amount payable 51.2%

## AVAILABILITY

Immediate following completion of legal formalities.

## INSPECTION

For further information please contact Mike Davies ([m.davies@davies.uk.com](mailto:m.davies@davies.uk.com)) or Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or telephone 01707 274237.

## NOTE

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

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors.

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).

Energy Performance Certificate – C (55)

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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