

3 Gateway 1000

Stevenage, SG1 2FP
(Prime location adjoining J7 A1(M))

For Sale (Virtual Freehold)

High Quality Fully Fitted Second Floor Offices

1,454 Sq Ft (Net) Approx.

- Air Conditioning
- 7 parking spaces
- Fully DDA compliant
- Excellent EPC – B (49)



D8847
O64-6

Second Floor, 3, Gateway 1000, Arlington Business Park, Stevenage SG1 2FP

STEVENAGE

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

ACCOMMODATION

The available accommodation comprises the entire second floor of Building 3 which offers very flexible open plan accommodation currently with a range of internal partitioning.

Features include:

- Full access raised floors.
- Energy efficient comfort cooling.
- Suspended ceilings with recessed LED lighting.
- High quality flat panel and double-glazed walls.
- Kitchen and single WC.
- Shared lift facility.

APPROX. (NET INTERNAL) FLOOR AREA

1,454 Sq Ft.

CAR PARKING

7 parking spaces.

TERMS

Available for sale on the basis of a long lease (999 years) with vacant possession.

Price £370,000 plus VAT.

There is a service charge for shared building and estate costs.

RATEABLE VALUE

Please see the Valuation Office Agency website www.voa.gov.uk. There are 3 separate indicated assessments of £7,500, £6,000 and £6,200.

Amount payable 49.9% for the y/e 31/3/2025.

AVAILABILITY

Immediate following completion of legal formalities.

INSPECTION

For further information please contact Daniel Hiller or Clay Davies at Davies & Co.

NOTES:

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

Energy Performance Certificate: B(49)

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

D8847.2
O64-6