

7 Gateway 1000 Stevenage SG1 2FP

For Sale or To Let

High quality Semi-Detached 2-storey Office building

2,276 Sq Ft (Net) Approx.

- Modern high specification
- Prime location adjoining J7 A1(M)
- High quality modern development
- 9 parking spaces
- Fully self-contained



Building 7 Gateway 1000

Arlington Business Park, Stevenage SG1 2FP

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 incorporates many headquarters 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.

GATEWAY 1000

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.

ACCOMODATION

The property comprises a self-contained 2-storey office building offering very efficient and open plan office accommodation with a smart high-quality internal fit out.

The features include:

- Full access raised floors.
- Suspended ceilings with recessed LED lighting.
- High quality flat panel and double-glazed curtain walls.
- Fitted kitchen and single WC on each floor.
- A variety of existing tenants fittings and partitioning.
- Passenger lift
- A roller racking system on the ground floor.

APPROX (NET INTERNAL) FLOOR AREAS

Ground Floor	1,084 Sq Ft
First Floor	1,192 Sq Ft
Total	2,276 Sq Ft

CAR PARKING

9 car spaces.

TERMS

The owners will consider a sale of the long leasehold interest (999 years). Offers in excess of £550,000.

Alternatively, the property is available to let on new lease for a term to be agreed at a rent of £40,000 per annum.

Full details are available on request.

All terms are subject to VAT where applicable.

RATEABLE VALUE

Please see the Valuation Office Agency website www.voa.gov.uk. The indicated assessments for the ground and first floor are £20,000 and £22,000 respectively.

Amount payable 49.9%.

AVAILABILITY

At an early date to be agreed.

INSPECTION

For further information please contact:
Daniel Hiller (d.hiller@davies.uk.com) or
Clay Davies (c.davies@davies.uk.com) or
Telephone 01707 274237.

NOTES:

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

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.

Energy Performance Certificate: C (63).

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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