

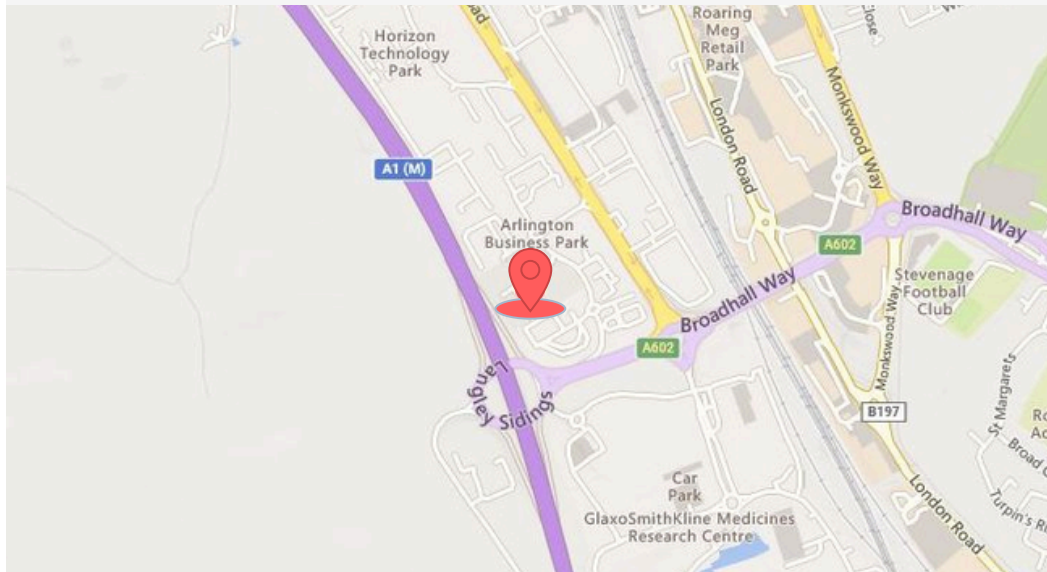
1 Arlington Court |
Arlington Business Park |
Stevenage | SG1 2FS

To Let | 1,528 Sq.ft |
Air-Conditioned Office Suite



Key features

- 7 parking spaces
- Air-conditioned
- Excellent natural light to 3 sides
- Kitchen
- Ladies, gents & accessible WC
- Lift



1 Arlington Court | Arlington Business Park | Stevenage | SG1 2FS

Description

The accommodation comprises the first floor of this modern, purpose-built office of traditional brick construction under a mono-pitch roof. It benefits from particularly good natural light from 3 sides and is arranged as a main open plan office, with several private offices around the perimeter, this arrangement can be modified should it not suit a new tenant. The offices have a raised floor, are air-conditioned and also have a kitchen. Within the stair core there are ladies, gents and an accessible WC, together with a passenger lift. Externally there are 7 allocated parking spaces.

Accommodation

First floor | 1,528 Sq.ft | 141.96 Sq.m

This floor area is approximate and has been calculated on a net internal basis.

Rates

The VOA website shows an entry in the current Rating List of £26,250, currently businesses will pay 49.9% of this figure, but should clarify this by their own enquiry. Stevenage Borough Council - 01438 242242.

Location

Stevenage is North Hertfordshire's major commercial centre positioned between junctions 7 and 8 of the A1(M) approximately 34 miles north of Central London. Arlington Court forms part of The Arlington Business Park situated directly adjacent to junction 7 with access off Gunnels Wood Road in the heart of Stevenage's prime business area. Stevenage has a particularly strong connection with pharmaceutical, high tech and aerospace industries and is home to several multinational companies including GlaxoSmithKline, MBDA, Fujitsu, Airbus, and IET. Stevenage station provides a fast service to London Kings Cross (minimum travel time 19 minutes), with Luton and Stansted airports both conveniently close.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property has an EPC rating of D 98. Details available upon request.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

Terms

The suite is offered to let on a new lease for a length of term by negotiation at a rent of £25,000 per annum exclusive.

For viewings contact

Graham Ricketts
07841 235185
graham.ricketts@brasierfreeth.com

Elliot Fletcher
07523 801153
elliott.fletcher@brasierfreeth.com

