



**12 THE IO CENTRE**

Arlington Business Park  
Whittle Way  
Stevenage  
Hertfordshire  
SG1 2BD



## TO LET/MAY SELL

**MODERN GOOD QUALITY PRODUCTION/WAREHOUSE UNIT**

7,697 sq ft (715 sq m)

WITH ADDITIONAL MEZZANINE STORAGE IF REQUIRED



T: 01438 794586

[www.brownandlee.com](http://www.brownandlee.com)

#### Location:

Stevenage is the major industrial and commercial centre for North Hertfordshire, situated adjacent to the A1(M) between junction 7 and 8 and approximately 16 miles north of the M25. To the north the A14 at Huntingdon provides direct access to the M1/M6, northwest and east coast ports.

The town centre with mainline railway station is approximately 1 mile and provides fast and frequent services to London King's Cross, approximately 22 minutes.

The property constructed in 2004 is situated within one of the premier locations within the town.

#### Description:

Constructed around a steel portal frame with profile steel cladding to the elevations under a profile steel roof, the property has been maintained to a high standard and provides principally clear production/storage accommodation with ground floor reception and offices at first floor. There is a full height sectional door for excellent loading together with forecourt parking.

There is mezzanine storage available if required.

#### Accommodation:

Production/storage with reception	7,022 sq ft	652.3 sq m
First floor offices	675 sq ft	62.7 sq m

#### Total

Total gross internal area	7,697 sq ft	715 sq m
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There is additional mezzanine storage of approx. 2,236 sq ft (207 sq m)

#### Features

- Built 2004
- Landscaped Business Park environment
- Three phase power and gas supply
- Clear internal height approximately 19'8" (6 m)
- Sectional loading door approximately 16'6" high x 11'3" (5 m x 3.4 m)
- Floor loading 30 kn/sq m
- Kitchen and toilet facilities
- Powder coated double glazed windows and door
- Security alarm

#### Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

#### Rental

£99,500 per annum, exclusive.

#### Sale

The owners may consider a sale of the property. The unit is held on a long leasehold dated 999 years from 2004 at a peppercorn rent. Guide price £1,950,000.

#### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £73,000. The UBR for 2023/24 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

#### Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

#### VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

#### Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.



**For further information please contact: Viv Spearing**

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**Brown & Lee Commercial Property Consultants LLP**

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Ref no:BL3429

Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.





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In association with: Brown & Lee Aylesbury.

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