

UNIT 17 GATEWAY 1000

Whittle Way
Arlington Business Park
Gunnels Wood Road
Stevenage
Herts
SG1 2FP



FOR SALE.

OFFICE BUILDING

1,593 SQ FT (148 SQ M)

For further information please contact either:

Halli Rutter

T: 01438 794594

E: halli.rutter@brownandlee.com

Daniel Musgrove

T: 01438 794586

E: daniel.musgrove@brownandlee.com



Location:

Stevenage is the major commercial centre in North Hertfordshire accessed by junctions 7 and 8 of the A1(M) approximately 34 miles north of central London.

Gateway 1000 is part of the Arlington Business Park and is located immediately adjacent to junction 7 of the A1(M). There is a BP Service station opposite the development which provides a range of food and drinks including Starbucks, Subway and Greggs.

Stevenage station provides a fast and frequent service to London King's Cross (minimum travel time 19 minutes).

Luton and Stansted airports are approximately 10 and 25 miles away respectively.

Description:

The property is within the Arlington Business Park. Gateway 1000 is a purpose built business park built approximately 15 years ago.

Unit 17 is constructed over three floors to a high specification with parking to the front. The ground floor has been altered to provide extra stores and WC facilities. It also includes a kitchen within the open plan office accommodation.

The first floor has been sold off on a virtual leasehold basis for a term of 999 years from the 22nd July 2010. Further details on request. The tenant has a legal obligation to contribute to the running costs of the common parts of the building and estate.

The second floor is of open plan layout with WC facilities and kitchen in the office area.

Accommodation:

The approximate net internal areas are as follows:

Ground Floor office	761 sq ft	70.7 sq m
Second Floor office	832 sq ft	77.3 sq m

Total

Total net useable area	1,593 sq ft	148 sq m
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Features

- Designated parking spaces.
- Passenger lift.
- WC and kitchen facilities.
- Suspended ceilings with LED lighting.
- Raised floor with power and data access.
- Carpeted throughout.

- BT broadband available onsite
- Door entry system.

Tenure

The property is available for sale freehold under title number HD569425.

Service Charge

There is a service charge payable for maintenance of the estate to the estate management company. More information on request.

Price

£365,000.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value has a combined figure of £31,000 under two assessments. 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.

Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for money laundering purposes. Registration is a legal requirement to sell property. Intending purchasers will be asked to provide identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

