



# UNIT 13 GATEWAY 1000

ARLINGTON BUSINESS PARK | WHITTLE WAY | STEVENAGE | HERTFORDSHIRE | SG1 2FP

**FOR SALE**  
650.6 SQ M | 7,003 SQ FT



# Location

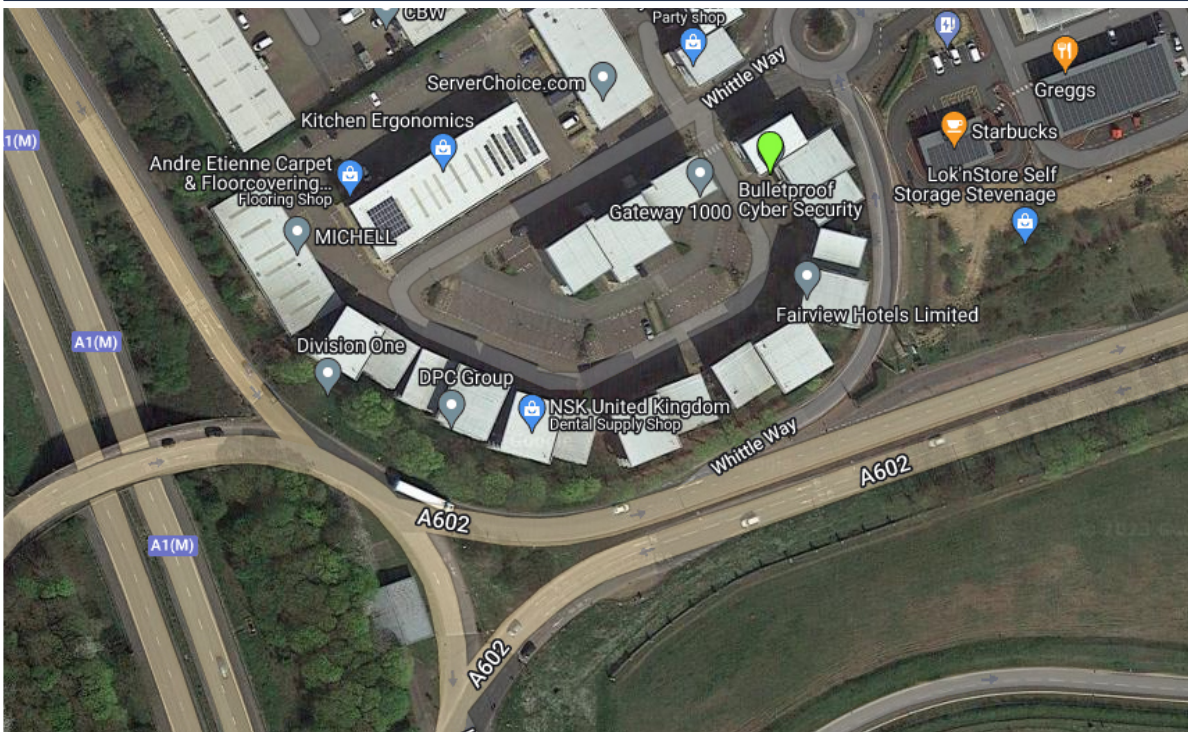
Hertfordshire accessed by junctions 7 and 8 of the A1(M) approximately 34 miles north of Central London.

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 with provides a range of food and drinks including Starbucks, Subway and Greggs.

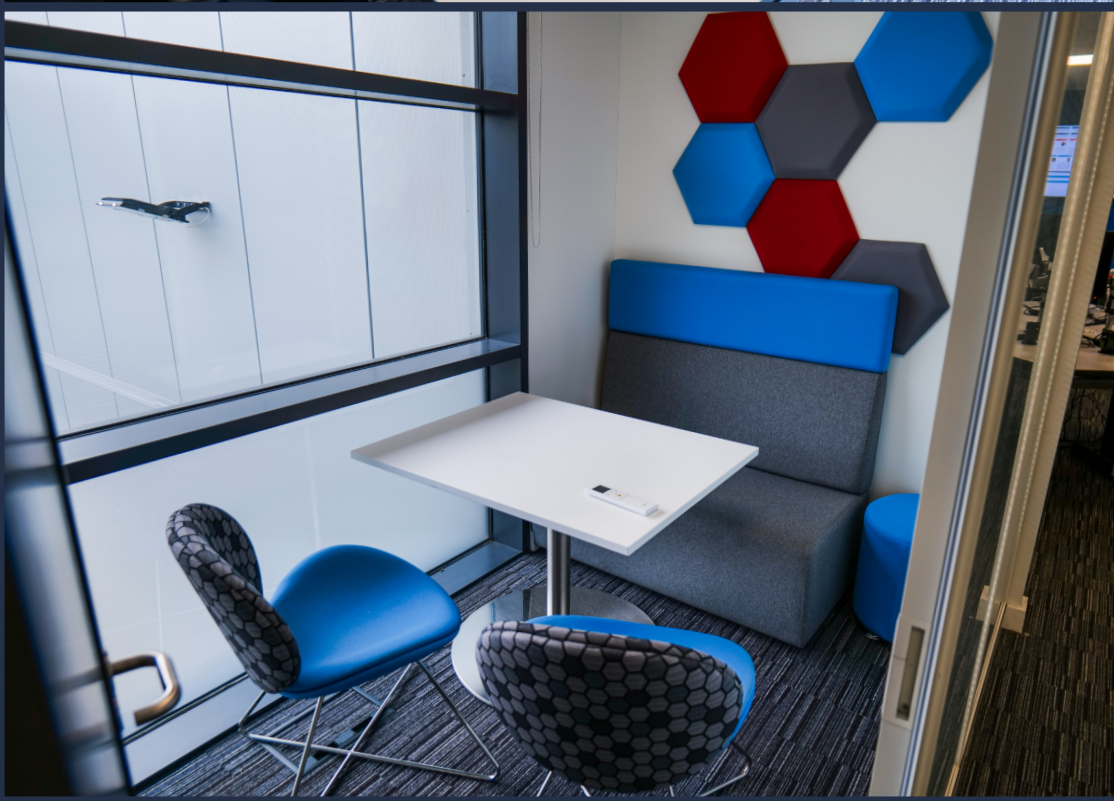
Stevenage railway station provides a fast and frequent service into London Kings Cross with a minimum travel time of 19 minutes.

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

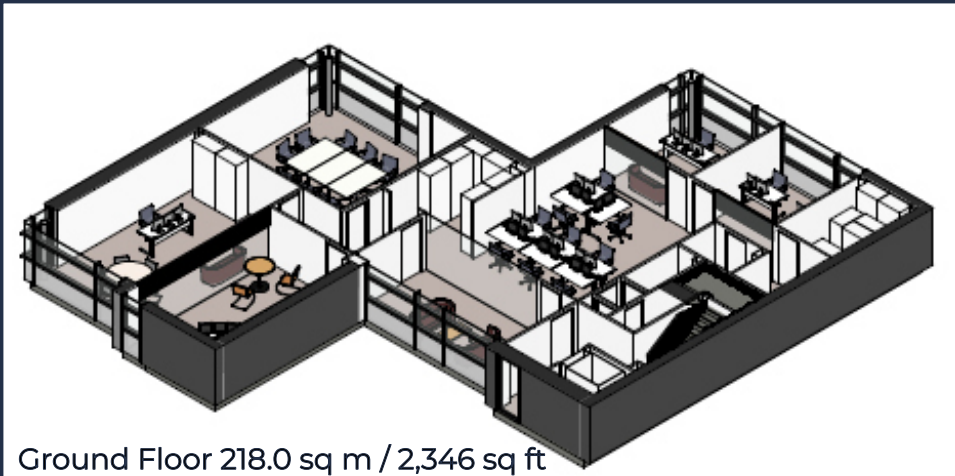


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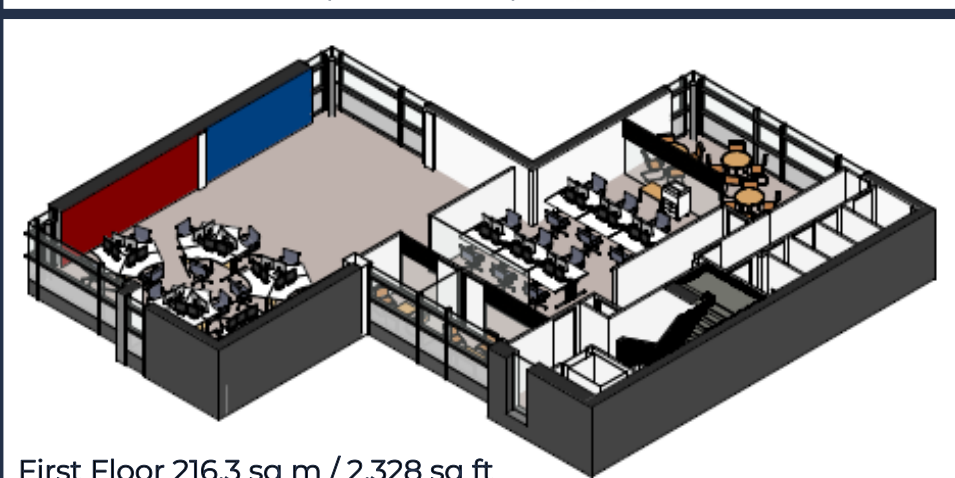








Ground Floor 218.0 sq m / 2,346 sq ft



First Floor 216.3 sq m / 2,328 sq ft



Second Floor 216.3 sq m / 2,328 sq ft

## Description

Unit 13 offers a prime position at the entrance to the Gateway 1000 development. This development constructed about 10 years ago is a major development of small and medium sized self-contained modern office buildings within a high quality business park adjacent to junction 7 of the A1(M). The building which is of modern design benefits from a high quality fit out with meeting rooms and open plan office areas. The specification includes raised floors, comfort cooling, 26 allocated car parking spaces, passenger lift, suspended ceilings and kitchen facilities.

This building offers excellent potential for a headquarters style building with flexible layout and excellent transport links. Would be of interest to owner occupiers and potentially investors considering a break up into smaller suites to provide a serviced opportunity.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £80,000. 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.

## Price

£1,550,000 for the freehold interest held under title HD500700.

## Service Charge

There is a service charge which covers the maintenance and repair of the common areas of the estate which is administered by Gateway 1000 Limited. The current yearly charge is £5,424 per annum.

## Energy Performance Certificate (EPC)

The EPC asset rating is D-84. Reference no: 9347-3069-0280-0690-7795.

## 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.

## 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.









**For further information  
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**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.