

## UNIT 4 GATEWAY 1000



Whittle Way  
Arlington Business Park  
Stevenage  
Hertfordshire SG1 2FP



# TO LET/FOR SALE.

**THREE STOREY MODERN OFFICE BUILDING LOCATED IMMEDIATELY  
ADJACENT TO JUNCTION 8 OF THE A1(M)**

4,266 SQ FT (396.32 SQ M)



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## Location

Hertfordshire is 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 8 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 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 miles and 25 miles away respectively.

## Description

Arlington Business Park, Gateway 1000 is a purpose-built business park, built approximately 20 years ago. Unit 4 is constructed over 3 floors with lift access, kitchen and WCs to each floor. There are 12 parking spaces demised to the building.

## Accommodation

The approximate net useable areas are as follows:

### Unit 4

Total net useable area	4,266 sq ft	396.32 sq m
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## Features

- Located immediately adjacent to Junction 8 of the A1(M)
- 12 parking spaces
- Lift access
- Kitchen to each floor
- WC facilities to each floor
- Glass partitioned meeting rooms

## Tenure

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

## Rental

£74,500 per annum, exclusive.

## Sale

£915,000 for the freehold

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is to be reassessed. The UBR for 2024/25 is 54.6p 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.

