

## UNIT D GATEWAY 1000



Arlington Business Park  
Whittle Way  
Stevenage  
Hertfordshire  
SG1 2FP



# FOR SALE / TO LET.

**GOOD QUALITY WAREHOUSE/INDUSTRIAL UNIT WITH FIRST FLOOR OFFICES**

3,930 SQ FT (365 SQ M)



**For further information please contact: Christie Bays**

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## Location

Stevenage is the major industrial and commercial centre for North Hertfordshire, situated adjacent the A1(M) between Junction 7 & 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 rail services to London Kings Cross, approximately 22 minutes.

## Description

The property is presented in good condition and offers principally storage/production/warehouse space to the ground floor with a small reception area and offices to the first floor. There is forecourt parking and loading facilities.

## Accommodation

### Ground Floor

Reception/Storage	2,079 sq ft	193.1 sq m
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### First Floor

Office	1,851 sq ft	171.9 sq m
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### Total

Total gross internal floor area	3,930 sq ft	365 sq m
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## Features

- Three phase power and gas supply
- Solar panels to roof
- Minimum height 3.42m (11ft 2")
- Maximum height 8.45m (27ft 7")
- Up and over electric shutter door 3.5m x 3.8m (11ft 4" x 12ft 4")
- Air conditioning to office areas
- Parking for 6 vehicles
- CCTV
- Door entry system
- Gas central heating via radiators to first floor
- Reception area, kitchen and WC facilities

## Tenure

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

## Rental

£52,500 per annum, exclusive.

## For Sale

The property is available for a price of £875,000 Freehold.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £34,750. The UBR for 2025/26 is 55.5p 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. The current asset rating is C-53. Certificate number 3808-6537-1239-6955-6208.

## VAT

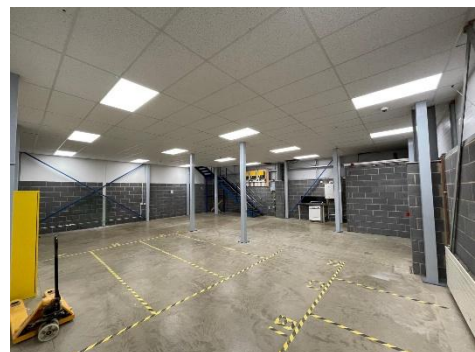
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

## 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.



### Brown & Lee Commercial Property Consultants LLP

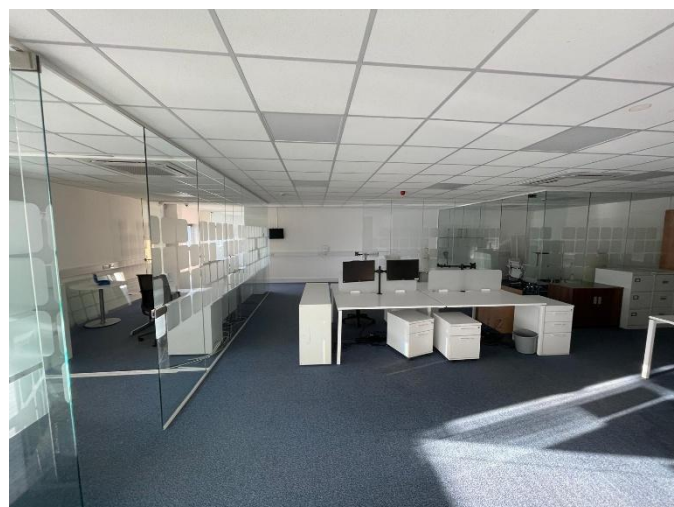
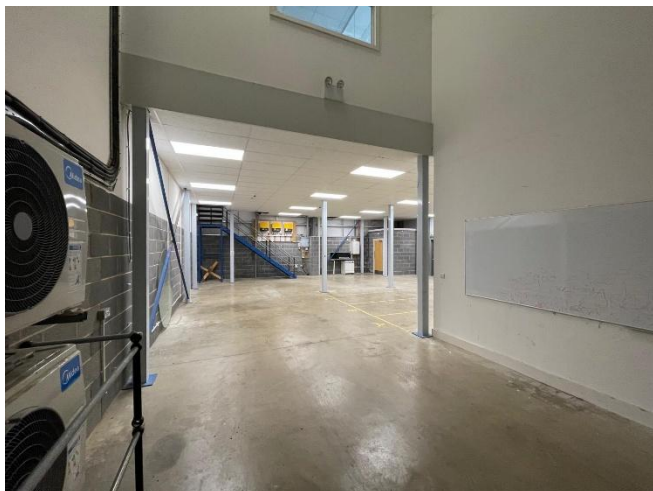
15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire SG1 2EF

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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