

UNIT 10 GATEWAY 1000

Whittle Way
Arlington Business Park
Stevenage
SG1 2FP



TO LET.

**MODERN SELF-CONTAINED OFFICE LOCATED IMMEDIATELY
ADJACENT TO JUNCTION 7 OF A1(M) WITH 17 CAR PARKING
SPACES**

3,690 SQ FT (342.80 SQ M)



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Location

Stevenage is the major commercial centre in North Hertfordshire accessed by Junction 7 and 8 of the A1(M), approximately 35 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

Gateway 1000 is part of Arlington Business Park, a purpose-built business park built approximately 20 years ago.

Unit 10 is a self-contained, three storey building comprised as offices. It has lift access to each floor.

Accommodation

The approximate net useable areas are as follows:

Total

Total net useable area	3,690 sq ft	342.80 sq m
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Features

- Self-contained, modern office accommodation
- Located immediately adjacent to Junction 8 of the A1(M)
- Fully accessed raised floors
- Suspended ceilings with LED lighting
- Energy efficient comfort cooling system
- Lift access to each floor
- WC facilities on each floor
- Modern kitchen facilities
- 17 car parking spaces

Tenure

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

Rental

£60,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £62,000. The UBR for 2026/27 is 48.0p 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)

The Asset Rating is C-53 expiring on 27 January 2030.

Certificate Reference number: 2400-3039-0404-0900-4691.

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.

