



MODERN OFFICE BUILDING WITH ALLOCATED PARKING 2,280 SQ FT

Price: £550,000
Rent: £37,000 p.a.

Unit 5
Gateway 1000
1000 Whittle Way
Stevenage
Hertfordshire
SG1 2FP

- Modern High Specification
- Prime Location Adjoining J7 A1(M)
- 7 Parking Spaces
- Passenger Lift

UNIT 5, GATEWAY 1000 , 1000 WHITTLE WAY, STEVENAGE, HERTFORDSHIRE, SG1 2FP

Location

Stevenage is the major commercial centre in North Hertfordshire and is located between Junctions 7 and 8 of the A1(M) approximately 34 miles north of Central London.

This is a well planned progressive modern commercial centre incorporates many headquarters office buildings and major multi national companies including Glaxo SmithKline, MBDA, Fujitsu, Airbus and IEE.

Stevenage station provides a fast service to London Kings Cross / St Pancras (minimum travel time 19 minutes). Luton and Stansted airports are conveniently close.

The development occupies an absolutely prime location prominently fronting onto the A1M at Junction 7 which is the principal approach into the town.

It comprises a range of small and medium sized self-contained office buildings in an ultra-modern architectural style set within a high-quality business park environment.

Accommodation

The property comprises a self-contained 2-storey office building offering very efficient and open plan office accommodation.

The features include:

- * Full access raised floors.
- * Suspended ceilings with recessed LED lighting.
- * High quality flat panel and double-glazed curtain walls.
- * Fitted kitchen and single WC on each floor.
- * Passenger lift

To note the former tenant used the space as Lab / R&D space.

7 parking spaces are included with the demise.

Floor Areas (approx. NIA)	Sq Ft
Ground Floor	1,084
First Floor	1,192
TOTAL	2,280
Car Parking Spaces	7

Tenure

The owners will consider a sale of the freehold interest. Price £550,000.

Alternatively, the property is available to let on new lease for a term to be agreed at a rent of £37,000 per annum.

Full details are available on request. All terms are subject to VAT where applicable.

Business Rates

To be separately assessed.

Legal Costs

Each party to bear their own legal costs.

EPC

Category D(98)

Other Information

Unless otherwise stated all prices, rent or other stated costs are subject to VAT.



For further information please contact Davies & Co on
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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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