



# 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 selfcontained 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**

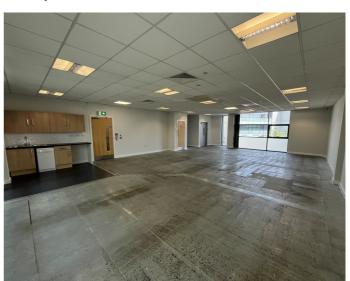
Each party to bear their own legal costs.

#### 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 01707 274237

Daniel Hiller d.hiller@davies.uk.com

Clay Davies c.davies@davies.uk.com

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-1sr-ediction. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are threrefore expressly excluded from any contract.

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