

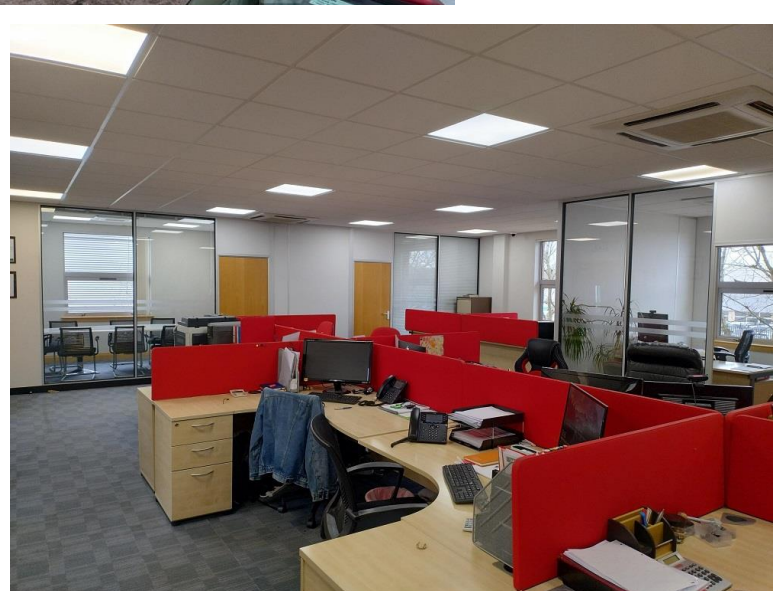
1 Arlington Court Arlington Business Park Stevenage SG1 2FS

To Let

Superb Air-Conditioned First Floor Office Suite

1,528 Sq Ft (Net) Approx.

7 parking spaces



D8866
O14-7

First Floor Offices
1 Arlington Business Park, Whittle Way
Stevenage, SG1 2FS

LOCATION

Stevenage is the major commercial centre in north Hertfordshire 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 with a strong high tech/aerospace presence and incorporates many headquarters office buildings with multinational companies including Glaxo SmithKline, MBDA, Fujitsu, Airbus, and IET.

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

DESCRIPTION

A smart modern detached brick built two storey office building in the prime business park location in Stevenage adjoining Junction 7 of the A1M.

The available accommodation comprises the entire first floor comprising a large open-plan area with three partitioned rooms and kitchen.

It has windows to the front, side and rear and served with ceiling mounted air conditioning, LED lighting and single ladies and gents WCs.

APPROX. (NET INTERNAL) FLOOR AREA

1,528 Sq Ft

CAR PARKING

7 parking spaces.

TERMS

Available to let on a flexible new lease for a term to be agreed.

Rent £25,000 per annum. VAT is payable.

There is a service charge for shared building and estate costs. Electricity is separately metered.

RATEABLE VALUE

Please see the Valuation Office Agency website www.voa.gov.uk. Indicated assessment £26,250.

Rates payable approx. 49.9% for the y/e 31/3/2025.

AVAILABILITY

April 2024.

INSPECTION

For further information please contact Daniel Hiller or Clay Davies at Davies & Co.

NOTES:

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

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.

Energy Performance Certificate: Category D (98).

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.