

BEECHWOOD HOUSE

5 Arlington Court
Whittle Way
Stevenage
Hertfordshire
SG1 2FS



TO LET.

**SMALL GROUND FLOOR OFFICES IN MODERN BUILDING
TO LET ON ALL-INCLUSIVE RATES – NO SERVICE CHARGE**

366 SQ FT – 1,496 SQ FT
(34 SQ M – 138.98 SQ M)



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Location

Stevenage is located approximately 30 miles north of Central London, 25 miles southwest of Cambridge, 15 miles east of Luton and 9 miles north of Welwyn Garden City. The town benefits from excellent road communications being adjacent to junctions 7 and 8 of the A1(M), which connects to the M25 (junction 23) 15 miles to the south. The A505 via Hitchin provides access to the M1 (junction 10) 12 miles to the west.

Arlington Business Park is superbly located almost adjacent to junction 7 of the A1(M) and neighbours the new BP station with charging points and offering Starbucks, Greggs and Subway.

Description

Beechwood House is a modern office building whereby the ground floor has been split into smaller office suites available individually or as a whole. The suites have been fitted to a good standard and fitted with video entry system, air-conditioning and furniture is provided if required.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

| | | |
|---------|-------------|------------|
| Suite 2 | 621 sq ft | 57.69 sq m |
| Suite 3 | 509 sq ft | 47.28 sq m |
| Suite 4 | Under offer | |

Total

| | | |
|------------------------|-------------|-------------|
| Total net useable area | 1,496 sq ft | 138.98 sq m |
|------------------------|-------------|-------------|

Tenure

Our clients are able to offer a new lease for a term to be agreed.

RENTAL TO INCLUDE UTILITIES

Suite 2 - £1,139 pm plus VAT

Suite 3 - £976 pm plus VAT

Suite 4 - Under Offer

Rent includes utility costs. Tenants will need to arrange their own BT broadband and phonenumber.

Features

- Modern office property superbly located
- Carpeted
- Air-conditioning
- Video Entry System
- No Service Charge payable
- Utilities included
- LED lighting to some offices
- Shared kitchen
- Furniture available if required
- Shared WC facilities
- Parking
- On-site Management
- Located adjacent to BP petrol station with Starbucks, Greggs and Subway

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable values are as follows:

Suite 2 - £11,000

Suite 3 - £9,200

Suite 4 - £TBC

The UBR for 2023/24 is 51.2p 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 EPC rating is B-45. Certificate number 7460-0891-6852-3043-3729.

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.





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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.

| Ref no:

