

Davies

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7 Arlington Court Stevenage SG1 2FS

To Let

High Quality First Floor Offices next to J7 A1(M).

1,532 Sq Ft Approx.



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O35-2

First Floor Offices

7 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 it incorporates many headquarters office buildings with multinational companies including Glaxo SmithKline, Airbus, MBDA, Fujitsu 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 semi-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 which offers excellent flexible open plan space with good natural lighting.

Features include:

- Recarpeted and redecorated
- Air conditioning
- Full access raised floors
- High quality tea station
- High quality glazed partitioning

APPROX. (NET INTERNAL) FLOOR AREA

1,532 Sq Ft.

CAR PARKING

6 parking spaces are included with the demise.

RATEABLE VALUE

According to the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £19,000.

Amount payable 49.1% 2019/20.

ENERGY PERFORMANCE CERTIFICATE

Category C (67)

TERMS

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

Rent £24,750 per annum plus VAT.

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

AVAILABILITY

Immediate on completion of legal formalities.

INSPECTION

For further information please contact Davies & Co on 01707 274237.

NOTE

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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