

# 8 Gateway 1000 Stevenage SG1 2FP

## To Let

Superb Air-Conditioned First Floor Office Suite

**1,192 Sq Ft (Net) Approx.**

- Modern high specification
- Prime location adjoining J7 A1(M)
- High quality modern development



# First Floor Offices, Building 8 Gateway 1000 Arlington Business Park, Stevenage SG1 2FP

## STEVENAGE

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.

## GATEWAY 1000

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.

## ACCOMODATION

The property comprises a self-contained 2-storey office building offering very efficient and open plan office accommodation with a smart high-quality internal fit out.

The available accommodation comprises the entire first floor which offers excellent flexible space with good natural lighting.

Features include:

- Energy efficient comfort cooling
- Suspended ceilings with category 2 lighting.
- Full access raised floors
- Kitchen facility
- High quality flat panel and double-glazed curtain walls.

## APPROX (NET INTERNAL) FLOOR AREA

1,192 Sq Ft

## CAR PARKING

There are 4 parking spaces included with the demise.

## TERMS

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

Rent £21,500 per annum. VAT is payable.

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

## AVAILABILITY

Immediate following completion of legal formalities.

## RATEABLE VALUE

Please see the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk). Up to 31 March 2023 £16,500 and then £22,000.

Amount payable 49.9% for the y/e 31/3/2024.

## INSPECTION

For further information please contact Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or Clay Davies ([c.davies@davies.uk.com](mailto:c.davies@davies.uk.com)) or telephone 01707 274237.

## 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](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).

Energy Performance Certificate: Available shortly

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.