

Combined Owner Occupier / Investment Opportunity

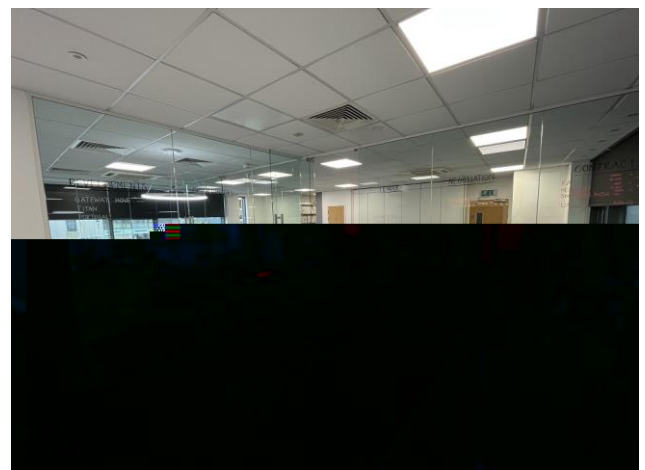
# 8 Gateway 1000 Stevenage SG1 2FP

## For Sale (Virtual Freehold)

High quality two storey office building. Half Let / Half Vacant.

**2,276 Sq Ft (Net) Approx.**

- Modern high specification
- Prime location adjoining J7 A1(M)
- High quality modern development
- Ground Floor let at £17,820 p.a.



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O63-10 (VA)

# 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 vacant 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.

The ground floor is let to Richard Boast Associates Ltd at a rent of £17,820 p.a. exclusive on a lease expiring 23 April 2025. Full details are available on request.

### APPROX (NET INTERNAL) FLOOR AREA

Ground Floor	1,084 Sq Ft	Let
First Floor	1,192 Sq Ft	Vacant
<b>Total</b>	<b>2,276 Sq Ft</b>	

### CAR PARKING

There are 4 parking spaces allocated with the ground floor and 4 spaces with the first floor.

### TERMS

Available for sale on the basis of a long lease (999 years) with the benefit of the income from the ground floor.

Price £550,000 plus VAT.

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

### 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 the assessments for the ground and first floor were £15,000 and £16,500 respectively. From 1 April 2023 these then increased to £20,000 and £22,000.

Amount payable 49.9%.

### 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.

Energy Performance Certificate: TBC

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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