

UNIT D - WAREHOUSE / TRADE-COUNTER UNIT - TO LET**Unit D – Arlington Business Park, Gateway 1000**

Whittle Way, Stevenage, Hertfordshire SG1 2FP

Warehouse Unit 3,930 sq.ft - TO LET

- Modern Warehouse / Trade-Counter Unit
- Located just off Gunnels Wood Road (A1072) with easy access.
- 6 Car Parking Spaces
- Quality First Floor Offices
- Lok'n Store, Starbucks, Greggs Subway, nearby
- Min Eaves Height 3.42m, Max Eaves Height 8.45m
- Solar Panels / CCTV
- Immediately Available

Location

Stevenage is one of the major industrial and commercial centres in Hertfordshire. It is situated adjacent to the A1(M) at Junctions 7 & 8 only 16 miles north of Junction 23 on the M25 Motorway. Stevenage has a resident population of 85,000 people.

The property is located very close to Junction 7 on the A1(M) at Gateway 1000 on Arlington Business Park. Stevenage Town Centre and train station are within one mile. Stevenage mainline station provides fast and frequent service to London Kings Cross in approximately 22 minutes.

Nearby occupiers include the recently built Lok'n Store, Greggs, Subway, Starbucks Drive-Thru in addition BMW, Mini & Ford dealerships.

Description

The property comprises a modern end of terrace warehouse / trade-counter unit, built to a high specification with ground floor customer reception and warehouse together with first floor air-conditioned offices.

The property benefits from good servicing facilities and forecourt staff / customer parking.

Accommodation

Ground Floor

Warehouse	2,079 sq.ft	193.1 sq.m
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First Floor

Office	1,851 sq.ft	171.9 sq.m
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Total

Total GIA	3,930 sq.ft	365 sq.m
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Tenure

New lease terms available.

Rent

£52,500 pax.

Business Rates

The rateable value is £34,750.

EPC

Upon Application.

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal and professional costs.

Viewing & Further Information

By prior appointment only.

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