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# Gateway 1000 Stevenage, SG1 2FP

## For Sale or To Let

High Quality Fully Fitted First Floor Offices

**2,620 Sq Ft (Net) Approx.**

- Prime location adjoining J7 A1(M)
- 10 parking spaces
- Air conditioning
- Raised access floors



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# First Floor Offices Building 3 Gateway 1000 Broadhall Way, Stevenage SG1 2FP

## STEVENAGE

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 incorporates many headquarters office buildings with multi-national companies including Glaxo SmithKline, MBDA, Fujitsu, Astrium, and IET.

Stevenage station provides a fast service to London Kings Cross (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.

## ACCOMMODATION

The available accommodation comprises the entire first floor offering very efficient and flexible open plan office accommodation with a high quality fit out.

Features include:

- Full access raised floors.
- Energy efficient comfort cooling.
- Suspended ceilings with category 2 lighting.
- High quality flat panel and double-glazed walls.
- Fitted kitchen and WCs.
- A variety of existing occupier fittings.
- 10 car spaces.

## APPROX. NET INTERNAL FLOOR AREA

2,620 Sq Ft.

## TERMS

Available to let on new lease for a term to be agreed at a rent of £40,000 per annum.

Alternatively, the owners will consider a sale of the long leasehold interest (999 years). Price £495,000.

Full details are available on request.

All terms are subject to VAT where applicable.

## AVAILABILITY

At an early date to be agreed.

## RATEABLE VALUE

Please see the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk). Indicated assessment £33,000. Amount payable 2017/18 47.9%

## ENERGY PERFORMANCE CERTIFICATE

Category C (72).

## INSPECTION

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

## NOTE

The particulars contained within these details are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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