

Combined Owner Occupier / Investment Opportunity

7 Arlington Court Stevenage

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For Sale Freehold

Modern Campus Offices. Half Let / Half Vacant.

1,530 Sq Ft (Net) Vacant. 1,525 Sq Ft (Net) Let

- 11 Car spaces
- Ground Floor let at £21,500 p.a.
- Prime location close to J7 A1(M).



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O35-2 (VB)

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 incorporates many headquarters office buildings with multi national companies including Glaxo SmithKline, MBDA, Fujitsu, Airbus, 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 very smart and stylish modern end of terraced brick built two storey office building in the prime business park location in Stevenage close to Junction 7 of the A1(M).

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

Features include:

- Air conditioning
- Full access raised floors
- Three partitioned offices
- Kitchen facility

The ground floor is let to Disabled Enabled Ltd at a rent of £21,500 p.a. exclusive. Full details are available on request.

APPROX. (NET INTERNAL) FLOOR AREAS

Ground Floor	1,525 sq ft
First Floor	<u>1,530 sq ft</u>
Total	3,055 sq ft

CAR PARKING

There are 5 parking spaces allocated with the ground floor and 6 spaces with the first floor.

RATEABLE VALUE

According to the Valuation Office Agency website (www.voa.gov.uk). Both floors have a Rateable Value of £19,000. The amount payable by the respective occupier is derived by the national multiplier of 49.3% for 2018/19.

ENERGY PERFORMANCE CERTIFICATE

Category C (67)

TERMS

Available for sale freehold with the benefit of the income from the ground floor.

Price £575,000 plus VAT.

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

AVAILABILITY

On completion of legal formalities.

INSPECTION

For further information please contact Mike Davies or Daniel Hiller of 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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