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# Argyle Gate

## Stevenage SG1 2AD

### To Let

High-Quality Brand-New Production / Warehouse Units

**5,000 - 11,000 Sq Ft (GIA) Approx.**

- High specification and design
- Individual site
- 7.5m eaves height
- Close to Station and Town Centre



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# Units A, B & C Argyle Gate

## Argyle Way, Stevenage, SG1 2AD

### STEVENAGE

Stevenage is a vibrant commercial centre with a strong representation in the space, defence and pharmaceutical sectors.

It is located between Junctions 7&8 of the A1M approx. 32 miles north of Central London.

Stevenage intercity station a short distance from the property provides a fast train service to London Kings Cross / St Pancras Europe's leading transport hub in around 21 minutes.

London Luton and London Stansted airports are conveniently close. Stevenage offers a full range of services including a leisure park close to the property, major out of town retail development, town centre and the attractive old town area with a range of pubs and restaurants. The surrounding villages offer attractive housing and pub/restaurants.

### DESCRIPTION

Standing in a gated self-contained site Argyle Gate comprises a select development of 3 new factory / warehouse units.

They are constructed to a high standard including the following features:

- Self-contained site.
- Full size loading doors.
- 7.5m eaves height.
- High energy efficient construction.
- High quality 1<sup>st</sup> floor offices.
- High specification and design including brick elevations
- Floor loading 50 kn/m<sup>2</sup>
- 3 phase power 60 KVA

### APPROX. (GROSS INTERNAL) FLOOR AREAS

Unit A	Size	Status
Ground Floor	5,343 Sq Ft	
First Floor Offices	1,399 Sq Ft	
<b>Total</b>	<b>6,742 Sq Ft</b>	Under Offer
<b>Unit B</b>		
Ground Floor	3,957 Sq Ft	
First Floor Offices	1,083 Sq Ft	
<b>Total</b>	<b>5,040 Sq Ft</b>	Available
<b>Unit C</b>		
Ground Floor	4,959 Sq Ft	
First Floor Offices	1,270 Sq Ft	
<b>Total</b>	<b>6,229 Sq Ft</b>	Available

### CAR PARKING

There are 15 allocated parking spaces with Units A & C and 11 spaces with Unit B.

### RATEABLE VALUE

Not yet assessed.

### TERMS

The units are available to-let on new leases for a term to be agreed.

All terms are subject to VAT where applicable.

### AVAILABILITY

Upon completion of legal formalities.

### ENERGY PERFORMANCE CERTIFICATE

Unit A - Category B (33)

Unit B - Category B (30)

Unit C - Category B (29)

### INSPECTION

For further information please contact:

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### 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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