

Lot 2

£21,500 per annum exclusive & Part Vacant

Unit 7 Arlington Business Park, Whittle Way, Gunnels Wood Road, Stevenage, Hertfordshire SG1 2FS

Freehold Office Building



Key Details

- Modern office building of 284 sq m (3,064 sq ft)
- Part let to Disabled Enabled Limited and part vacant
- 11 car parking spaces
- Nearby occupiers include GSK, Omega Group, Acoura and BMW Enterprise
- Excellent office location approximately 1/2 a mile from A1(M) (Junction 7)

On Behalf of **PRAXIS**

Location

Miles: 32 miles north of Central London
14 miles east of Luton
Roads: A1(M), A602, M25, A10
Rail: Stevenage Railway Station
Air: Luton Airport
Stansted Airport

Situation

Stevenage, the county town of Hertfordshire, is a popular London commuter town some 30 miles north of Central London that benefits from excellent connections to London via the A1(M) and M25. The property is located to the south of the town centre, close to Junction 7 of the A1(M). The property is located on the Arlington Business Park, which fronts Gunnels Wood Road and is accessed via Whittle Way from the A602. Occupiers nearby include GSK, Omega Group, Acoura, BCX, Beechwood, BMW and Enterprise.

Description

The property comprises a ground and first floor semi-detached office building. The office accommodation benefits from suspended ceilings, raised floors, staff WCs, comfort cooling, a lift and the right to 11 car parking spaces.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

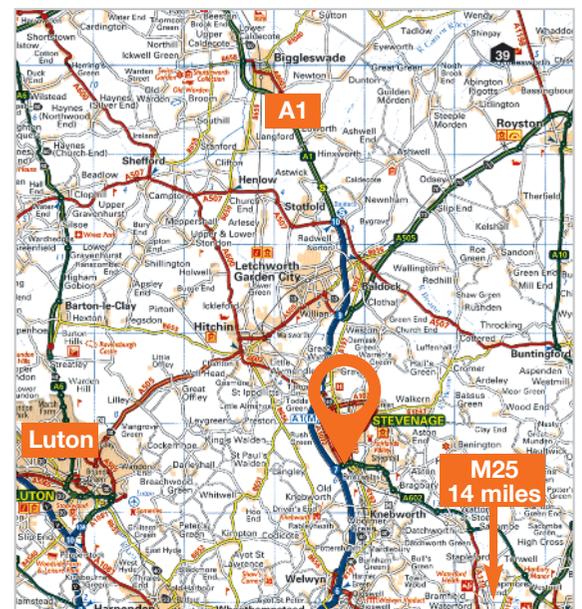
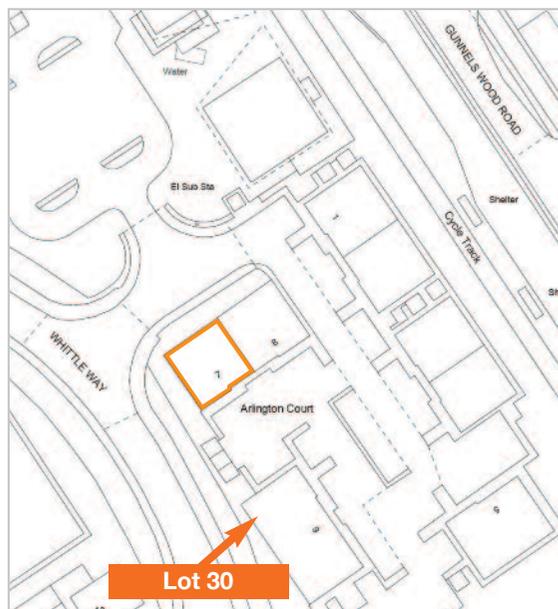
Energy Performance Certificate

Band C. See legal pack at www.acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	142 sq m (1,532 sq ft)	DISABLED ENABLED LIMITED (1)	5 years from 18/08/2015	£21,500	2020
First	Office	142 sq m (1,532 sq ft)	VACANT			
Total		284 sq m (3,064 sq ft)			£21,500	

(1) Trades as AccessAble, originally called DisabledGo, and was set up in 2000 by Dr George Burke as a result of his own experiences as a wheelchair user and disabled walker (Source: www.accessable.co.uk).



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