

Unit 8 Arlington Business Park, Whittle Way, Stevenage, Hertfordshire SG1 2FS

Freehold Office Investment

Lot 61

£49,545 per annum
exclusive



Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Reversion |
|--------------|--------|-------------------------------|---------------|---|----------------|-----------|
| Ground | Office | 142 sq m (1,532 sq ft) | EVERYTHING DM | 3 years from 20th | £49,545 | 2020 |
| First | Office | 142 sq m (1,532 sq ft) | LTD (1) | March 2017 on a full repairing and insuring lease | | |
| Total | | 284 sq m (3,064 sq ft) | | | £49,545 | |

(1) Marketingfile changed its name in 2017 to Everything DM Ltd. Everything DM Ltd owns and operates the marketingfile.com website, which continues to be Europe's largest online supplier of direct marketing lists (Source: Experian 12/11/2018).

Key Details

- Modern office building of 284 sq m (3,064 sq ft)
- Let to Everything DM Ltd
- On-site parking for 11 cars

On Behalf of **P R A X I S**

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, lift and the right to 11 car parking spaces.

Tenure

Freehold.

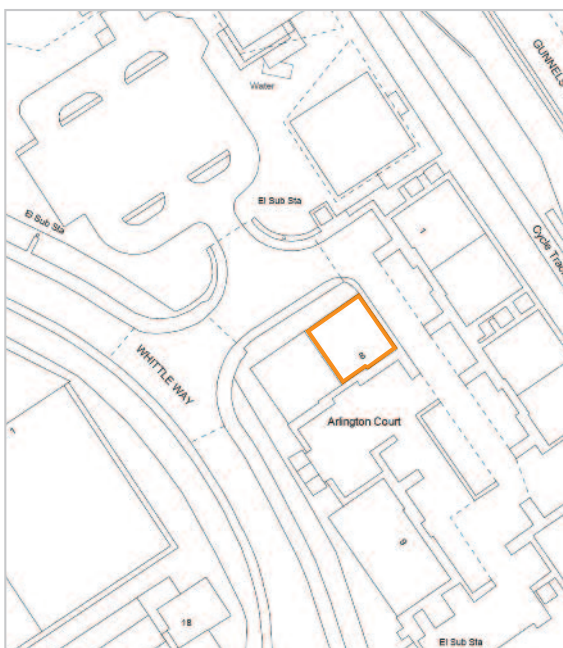
VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk.



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