

# Lot 30

Vacant

## Unit 6 Arlington Business Park, Whittle Way, Gunnels Wood Road, Stevenage, Hertfordshire SG1 2FS

Freehold Office Building



The Property



The Property



### Key Details

- Modern office building of 574 sq m (6,178 sq ft)
- Excellent office location approximately 1/2 a mile from A1(M) (Junction 7)
- 17 car parking spaces
- Nearby occupiers include GSK, Omega Group, Acoura and BMW Enterprise

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 detached office building. The office accommodation benefits from suspended ceilings, raised floors, comfort cooling, a lift and the right to 17 car parking spaces.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

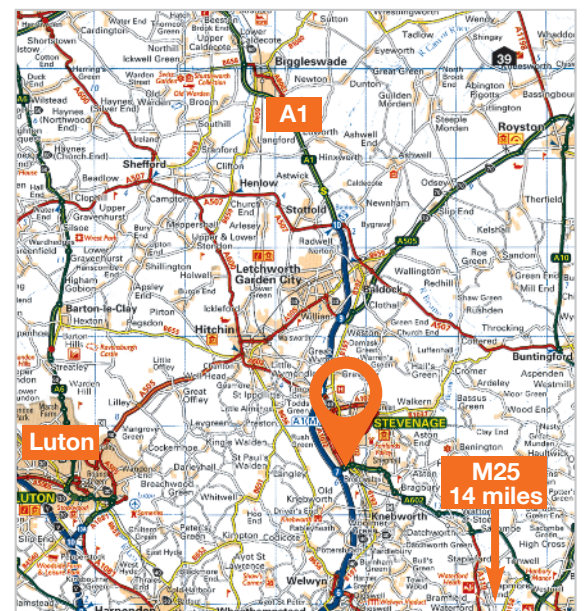
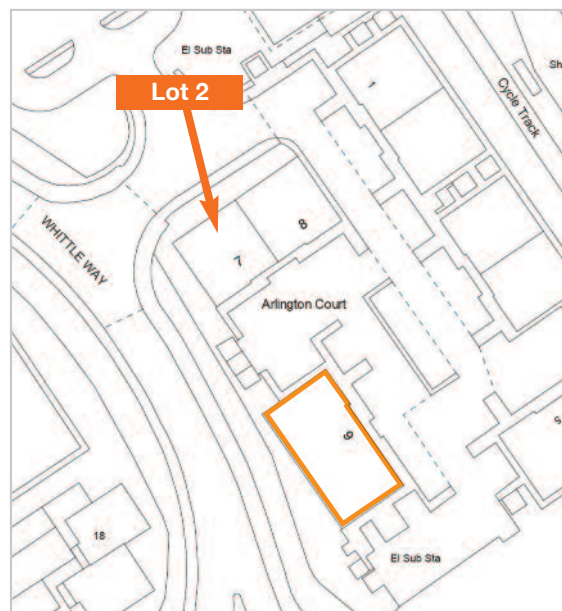
### Energy Performance Certificate

Band C. See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	287 sq m (3,089 sq ft)	VACANT			
First	Office	287 sq m (3,089 sq ft)	COTIVITI EUROPE LIMITED (1)	3 years from 11/03/2017	£50,000	2020
<b>Total</b>		<b>574 sq m (6,178 sq ft)</b>			<b>£50,000</b>	

(1) The lease is currently in the process of being surrendered.



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**Acuitus**  
Peter Mayo  
+44 (0)20 7034 4864  
[peter.mayo@acuitus.co.uk](mailto:peter.mayo@acuitus.co.uk)

**Acuitus**  
George Watkins  
+44 (0)20 7034 4861  
[george.watkins@acuitus.co.uk](mailto:george.watkins@acuitus.co.uk)

**Seller's Solicitors: Mills & Reeve LLP**  
Alexandra Murphy  
+44 (0)161 235 5455  
[alexandra.murphy@mills-reeve.com](mailto:alexandra.murphy@mills-reeve.com)