

Lot 9

£94,000 per annum
exclusive

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

Freehold Office Investment close to the A1(M)



Tenancy and accommodation

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Key Details

- Modern office building of 574 sq m (6,184 sq ft)
- Let to Tollers Solicitors on a new 10 year lease (1)
- Excellent office location approximately 1/2 a mile from A1(M) (Junction 7)
- 18 car parking spaces
- Adjacent to Starbucks, Spar, Greggs and Subway
- Nearby occupiers include GSK, Omega Group, Acoura, 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. The property is adjacent to Starbucks, Greggs, Spar and Subway together with a Shell petrol station.

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 18 car parking spaces.

Tenure

Freehold.

VAT

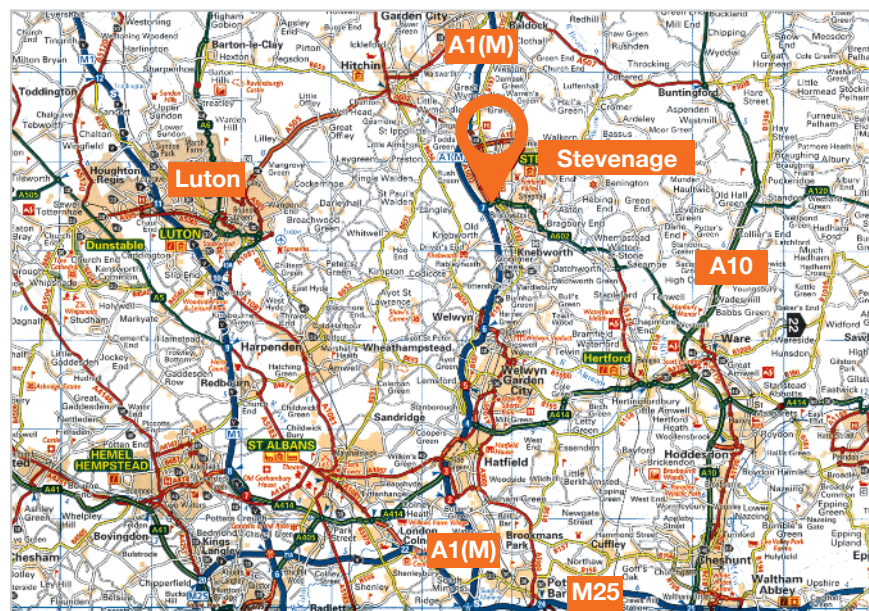
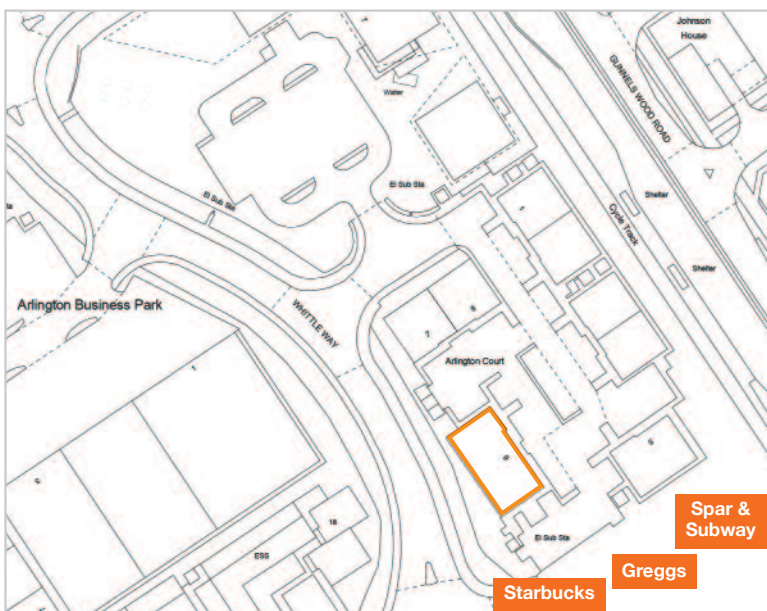
VAT is applicable to this lot.

Energy Performance Certificate

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



Picture Taken February 2019



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