

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

Freehold Office Investment close to the A1(M)





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Tenancy and accommodation

Floor	Floor Areas Use (Approx)			Tenant	Term	Rent p.a.x.	Review
Ground First	Office Office	287 sq m 287 sq m	(3,092 sq ft) (3,092 sq ft)	TOLLERS LLP (2)	10 years from 01/01/2020 on a full repairing and insuring lease (1)	£94,000 (3)	01/01/2025
Total		574 sq m	(6,184 sq ft)			£94,000	

- (1) Tenant's option to determine in the 5th year upon six months' written notice.
 (2) Tollers was founded in 1877 and has 175 members of staff, with offices and a geographic footprint throughout Northamptonshire, Buckinghamshire, Bedfordshire and Hertfordshire (Source:- www.tollers.co.uk). The tenant is not in occupation and will be undertaking fit out
- (3) The tenant has a 12 month rent free period. The Seller will adjust completion monies so that the unit effectively produces £94,000 per annum from completion of the sale.



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
- Nearby occupiers include GSK, Omega Group, Acoura and BMW Enterprise

On Behalf of



Location

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

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.

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

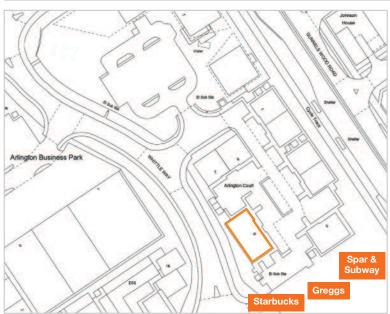
Freehold.

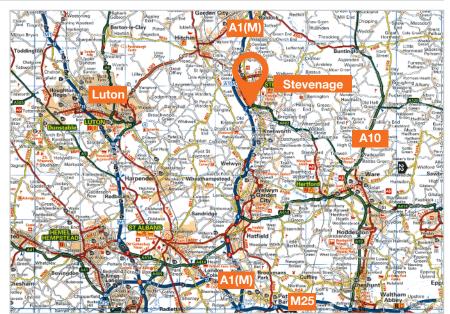
VAT

VAT is applicable to this lot.

Energy Performance Certificate

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





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