



## OFFICE / LABORATORY INVESTMENT SALE 3,057 SQ FT

**Price: £790,000**

Unit 1  
Arlington Business Park  
Whittle Way  
Stevenage  
Hertfordshire  
SG1 2FS

- 11 car spaces
- Prime location adjoining Junction 7 A1(M)
- Current Rent income £45,000 per annum.
- Modern development built in 2007.

# UNIT 1, ARLINGTON BUSINESS PARK, WHITTLE WAY, STEVENAGE, HERTFORDSHIRE, SG1 2FS

## Location

Stevenage is the major commercial centre in north Hertfordshire located between Junctions 7 and 8 of the A1(M) approximately 34 miles north of Central London.

This is a well-planned progressive modern commercial centre with a strong high tech/aerospace presence incorporating many headquarters office buildings with multinational companies including Glaxo SmithKline, MBDA, Fujitsu, Airbus, and IET.

Stevenage station provides a fast service to London Kings Cross (minimum travel time 19 minutes). Luton and Stansted airports are conveniently close.

## Accommodation

A superb semi-detached brick built two storey business building in a modern campus development in the prime business park location in Stevenage adjoining Junction 7 of the A1M.

It offers fully finished and highly specified accommodation on two floors and features the following:-

- \* Air conditioning
- \* Full access raised floors
- \* A high-quality kitchen on each floor
- \* Data Cabling / 100mb internet connections
- \* Suspended ceilings with recessed LED lighting
- \* Passenger lift

The ground floor is let to Axitan Research UK Limited, a biotechnology company, on a lease expiring June 2026 at a rent of £23,000 p.a. The lease is Outside the L&T Act.

The first floor is let to Engineering College of Technology Limited, a higher education provider specialising in engineering, until 26 August 2029. The current rent is £22,000 p.a. which will rise to £23,000 p.a. in Aug 2026 and then £24,000 p.a. in Aug 2027. Copy leases are available upon request.

Energy Performance Certificate D(98).

Floor Areas (approx. )	Sq Ft
Ground Floor	1,529
First Floor	1,528
<b>TOTAL</b>	<b>3,057</b>
Car Parking Spaces	14

## Tenure

Offers are invited for the freehold interest with the benefit of the income in the region of £790,000 plus VAT.

## Business Rates

According to the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Each floor has an assessment of £26,250. Rates are payable by the respective tenants.

## Legal Costs

Each party is responsible for their own legal costs.



For further information please contact Davies & Co on 01707 274237

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**Notes:** Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition). The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.