

# Broadhall House

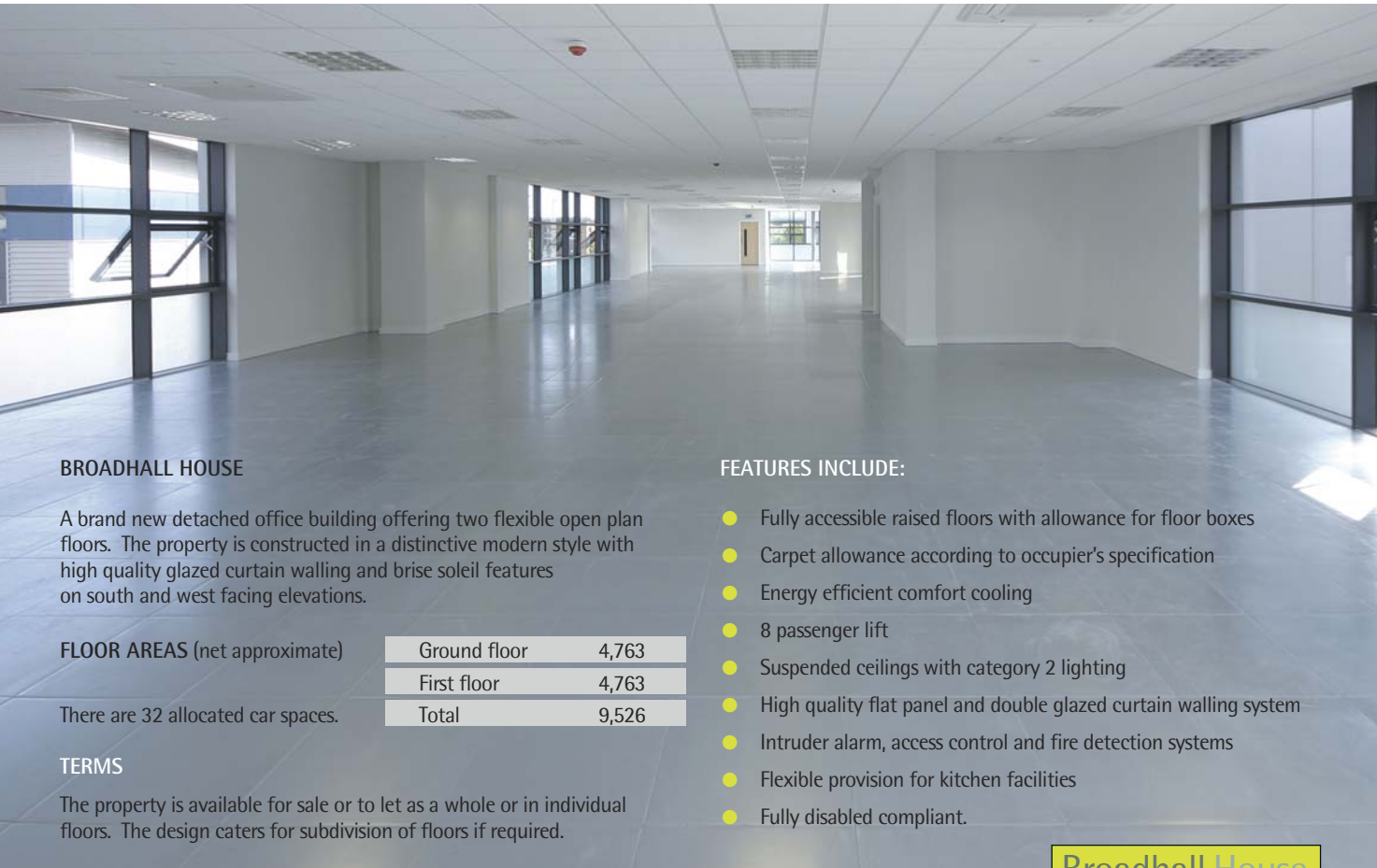
Stevenage SG1 2FP



A distinctive new detached office building offering two flexible open plan floors 4,763 to 9,526 sq ft

## For Sale or To Let as a whole or in individual floors

Broadhall House, Arlington Business Park, Whittle Way, Stevenage SG1 2FP



### BROADHALL HOUSE

A brand new detached office building offering two flexible open plan floors. The property is constructed in a distinctive modern style with high quality glazed curtain walling and brise soleil features on south and west facing elevations.

FLOOR AREAS (net approximate)	Ground floor	4,763
	First floor	4,763
There are 32 allocated car spaces.	Total	9,526

### TERMS

The property is available for sale or to let as a whole or in individual floors. The design caters for subdivision of floors if required.

### FEATURES INCLUDE:

- Fully accessible raised floors with allowance for floor boxes
- Carpet allowance according to occupier's specification
- Energy efficient comfort cooling
- 8 passenger lift
- Suspended ceilings with category 2 lighting
- High quality flat panel and double glazed curtain walling system
- Intruder alarm, access control and fire detection systems
- Flexible provision for kitchen facilities
- Fully disabled compliant.

### ARLINGTON BUSINESS PARK

The property is accessed via Whittle Way off the Gunnels Wood dual carriageway which adjoins junction 7 of the A1(M) via Broadhall Way. The development occupies the prime location at the gateway to Stevenage immediately adjoining junction 7 of the A1(M). The park is immediately opposite the major research site occupied by GlaxoSmithKline and comprises two completed office sections, a high specification business park area and motor vehicle franchises for BMW and Ford.



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## STEVENAGE

Stevenage is a major commercial centre located 34 miles north of central London between Junctions 7 and 8 of the A1(M). It has a diverse commercial base with major employers including Glaxo SmithKline, Dupont, MBDA, Fujitsu, Astrium, IBM and Norwich Union.

The town is served by an efficient network of dual carriageways and cycle paths and offers a wide range of housing, leisure and shopping facilities.

Stevenage main line station is the first Inter-City stop north of London Kings Cross with a shortest travel time of approximately 19 minutes.

Both Luton and Stansted airports are within easy reach, situated 10 and 15 miles away respectively.

For Sale or To Let as a whole or by individual floors



A distinctive new detached office building offering two flexible open plan floors

9,526 sq ft