

For Sale or To Let

A major **new development** of small and medium sized self-contained **office buildings** in a high quality business park, adjacent to junction 7 of the A1(M) **Stevenage SG1 2FP**



Gateway 1000

0001 YBWB9JBD

Single floor open **suites** from **847** to **2,620** sq ft. • **Self-contained buildings** from **1,789** to **6,907** sq ft.

For Sale or To Let



Features include:

- Full accessed raised flooring with floor box allowance
- Energy efficient comfort cooling
- Allocated car parking
- 8 person passenger lift / platform lift
- Suspended ceilings with Cat 2 lighting
- High quality flat panel and double glazed curtain walls with brise soleil
- Intruder alarm, access control and automatic fire detection systems
- Flexible provision for kitchen facilities
- Fully disabled compliant



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Stevenage

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

This is a well planned and progressive modern centre incorporating many headquarters office buildings and a diverse range of businesses. Major occupiers includes Glaxo SmithKline, MBDA, Norwich Union, Fujitsu, Astrium, IBM, IEE, Dupont and Betfair.

Stevenage station provides fast service to London Kings Cross (minimum travel time 19 minutes). Luton and Stansted Airports are approx 10 and 25 miles away respectively.

This development occupies the prime location in the town in an extremely prominent position with its own slip road direct from junction 7 of the A1(M).



Gateway 1000

A major development of small and medium sized self contained office buildings in a modern architectural design within a high quality business park development.

The development provides a range of sizes and configurations to meet a wide range of requirements including self contained buildings on two and three floors and single open plan suites.

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Gateway 1000

Arlington Business Park, Whittle Way, Stevenage, Hertfordshire SG1 2FP

A major development of small and medium sized self-contained **office buildings** in a high quality business park development

For Sale or To Let

Floor Areas (net approx)

A range of office suites and building sizes are available within the development all with allocated car parking.

Single floor open suites available from 847 to 2,620 sq ft.

Self contained buildings available from 1,789 to 6,907 sq ft.

Terms

A wide range of options are available to meet your requirements including short, medium or long term leases or outright sale, in order to enjoy the full benefits of owner occupation.

Please ask for details.



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Availability

For further information on current availability and specifications please contact the joint agents.



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Arlington Business Park, Whittle Way, Stevenage, Hertfordshire SG1 2FP

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