

UNIT 9 THE IO CENTRE

Whittle Way
Stevenage
Hertfordshire
SG1 2BD



FOR SALE.

INDUSTRIAL/WAREHOUSE UNIT WITH OFFICES

2,311 SQ FT (214.7 SQ M)

WITH ADDITIONAL FIRST FLOOR OFFICES 811 SQ FT (75.4 SQ M)



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Location

Stevenage is the major industrial and commercial centre for North Hertfordshire, situated adjacent the A1(M) between Junctions 7 & 8, and approximately 16 miles north of the M25. To the north, the A14 at Huntingdon provides direct access to the M1, M6 northwest and east coast ports. The town centre with mainline railway station is approximately one mile and provides fast and frequent rail services to London Kings Cross and St Pancras, approximately 22 minutes.

Description

The property is situated in The IO Centre on the sought after Arlington Business Park, adjacent Junction 7 of the A1(M). The property is constructed around a steel portal frame with profile steel cladding to the elevations under a profile steel roof. The property is located in the middle of a terrace, providing excellent loading and forecourt parking.

Accommodation

The property provides open plan office and warehouse/storage area and the current tenant has installed offices to the first floor.

The approximate gross internal areas are as follows:

Ground Floor Warehouse/Storage	2,311 sq ft	214.6 sq m
First Floor Offices	811 sq ft	75.4 sq m
Total gross internal area	3,122 sq ft	290 sq m

Features

- Maximum height 6.92 m (22' 7")
- Gas heater – not connected
- First floor office space
- Three phase power
- Gas supply – not connected
- Up and over loading door facilities
- Forecourt parking and loading
- Fibre Optic available
- Air conditioning

Price

£650,000. (Six hundred and fifty thousand pounds)

Long Leasehold

The unit is held on a long leasehold dated 999 years from 2004 at a peppercorn rent.

Business Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £31,500. The UBR for 2024/25 is 54.6p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

