



HIGH-QUALITY WAREHOUSE / PRODUCTION UNIT 6,229 SQ FT (GIA) APPROX.

Rent: £99,750 p.a.

Unit C Argyle Gate
Argyle Way
Stevenage
Hertfordshire
SG1 2AD

- 7.5m eaves height
- Gated and self-contained site
- Prime position next to Station and Town Centre
- 15 parking spaces
- Full-height electric loading door

UNIT C, ARGYLE GATE, ARGYLE WAY, STEVENAGE, HERTFORDSHIRE, SG1 2AD

LOCATION

Stevenage is a vibrant commercial centre with a strong representation in the space, defence and pharmaceutical sectors. It is located between Junctions 7&8 of the A1M approx. 32 miles north of Central London.

Stevenage intercity station a short distance from the property provides a fast train service to London Kings Cross / St Pancras Europe's leading transport hub in around 21 minutes. London Luton and London Stansted airports are conveniently close. Stevenage offers a full range of services including a leisure park close to the property, major out of town retail development, town centre and the attractive old town area with a range of pubs and restaurants. The surrounding villages offer attractive housing and pub/restaurants.

ACCOMMODATION

Standing within a secure, gated and self-contained site, Argyle Gate is an exclusive development of just three modern factory/warehouse units, constructed in 2019 to a high specification.

Unit C comprises an end-of-terrace warehouse with high-quality first-floor offices and a fitted kitchen. The accommodation is accessed via an impressive glazed entrance atrium, with ladies' and gents' WC facilities located immediately behind.

The property benefits from the following specification:

- * Full-height electric loading door.
- * 7.5m clear eaves height.
- * Highly energy-efficient construction.
- * High-quality first-floor offices.
- * Attractive brick elevations with a contemporary design.
- * Floor loading of 50 kN/m.
- * Three-phase power supply (60 kVA).

Argyle Way is conveniently located adjacent to Stevenage railway station, approximately 0.2 miles away, providing excellent connectivity for both staff and visitors.

FLOOR AREAS (approx. GIA)	Sq Ft
Ground Floor	4,959
First Floor	1,270
TOTAL	6,229
Car Parking Spaces	15

TERMS

Available on a new lease from February 2027 or possibly earlier by agreement.

Rent £99,750 per annum.

Rent and other property outgoings are subject to VAT.

SERVICE CHARGE

£3,370 per annum excl VAT

BUSINESS RATES

Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £70,500.

Rates payable 48% for the y/e 31/03/2027.

EPC

B(29)



File Photo (2019)



File Photo (2019)

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. 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.

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