



comes to...

Arlington

BUSINESS PARK STEVENAGE

For Sale or To Let - Two storey self contained office buildings

From **1,324 ft²** (123 m²) to **6,168 ft²** (573 m²)



• Self contained 2 storey • Designated free car parking • Your own front door

Making Work a Pleasure



• A well managed estate • Low maintenance stylish landscaping • State of the art - CCTV monitoring system

Attention to Detail, Inside and Out



• Each floor self contained • Suites from 1,324 ft² - 6,168 ft² • Male & female w.c's on each floor • Kitchen on each floor

All photos are indicative.

Tel: 0870 441 2222

Tailored Terms to Suit Your Needs...

Freehold

- Each building is available to purchase on a 999 year long leasehold.
- Floors can be purchased on a 999 year long leasehold.
- Ideal for owner occupiers.
- Can be placed within company pension schemes or SIPPS (Self Invested Personal Pension Scheme).

Leasehold

- Flexible lease terms available to suit your business needs.

VAT

- VAT will be charged on rent and sale prices.

Price and rental figures available on application.



A Secure Environment = Peace of Mind



Security - We Care

State of the art Security is provided by GSS which includes:-

- Remote Monitored CCTV systems 24/7/365, with audio to frighten and inform intruders of their detection on the development.
- An Internal Intruder Alarm System is installed and connected to the security control centre, the sensors are fitted at the occupier's expense to suit the fit out.

This system is BS8418 British Standard accredited company, endorsed by the British Security Standard Association and the SSAIB, and allows:-

- Lone workers can be visually escorted to car etc when leaving the building outside normal office hours, with voice contact via the audio system.
- Zero False Alarms record, means prompt Police response to Business Homes/GSS activations is guaranteed.
- Other elements of the building can be monitored via this system, including fire alarm, temperature control if specific areas where the temperature is critical and any other activity or operation that requires monitoring.
- The internal system can be upgraded to suit the individuals needs.

Other security features include:-

- Toughened Glazing.
- Internal Shutters (at an additional cost).
- Anti-ram posts.
- Automatically controlled entrance barriers.



Kitchen includes dishwasher, fridge, sink and storage



Suspended ceilings with recessed lighting



Contemporary entrances

A Quality Specification for Quality Businesses



Fully accessed raised floors



Male & female w.c's on each floor



Air conditioning as standard (comfort conditioning)

Finished to a Market Leading Specification



Tailor made telecommunications and connectivity to suit. Free broadband connection



Full "Disability Discrimination Act" compliant with disabled toilet, kitchen, lift and access

Failure to comply with this new legislation, enables those who are disabled to make a complaint to the relevant authority and will end in the prevention of the buildings use, and/or fines. May 1st 2004



Free space planning service available

All photos are indicative.



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@ Arlington Business Park, Stevenage



Tel: 0870 441 2222

Location

- Stevenage is a former New Town located in north Hertfordshire immediately to the east and between Junctions 7 and 8 of the A1M. The M25 is to the south, and the A14 which links the A1 to the M1/M6 junction is to the north.
- The town is served by a fast main line rail service to London Kings-Cross to the south, and Peterborough, Leeds and Edinburgh to the north.
- Arlington Business Park is located less than 0.5 miles from the A1M (Junction 7) and approximately one mile to the south of the town centre.

Distances

A1M (Junction 7)	0.5 miles
Town Centre	1 mile
M25 (Junction 23)	16 miles
A14	33 miles
Welwyn Garden City	10 miles
Luton	15 miles
Bedford	25 miles
Letchworth	5 miles
Hertford	12 miles
Luton Airport	10 miles
Stansted Airport	25 miles
Heathrow Airport	45 miles



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Local Amenities Situated within a 1 mile radius

- Town Centre Shops
- Supermarkets
- Pubs and Restaurants
- Out of town Retail Parks
- Leisure Park
- Main Rail Station
- Bus and Coach Station
- Main Post Office
- Banks



A Development By:



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Agents:



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Schedule of Accommodation

Building	Sq Ft	Sq M	Car Parking	Typical Occupation Numbers
1	3,057	284	9	20-40
2	3,057	284	9	20-40
3	2,648	246	7	12-30
4	2,648	246	7	12-30
5	4,157	386	12	25-55
6	6,168	573	17	50-70
7	2,648	246	7	12-30
8	2,648	246	7	12-30



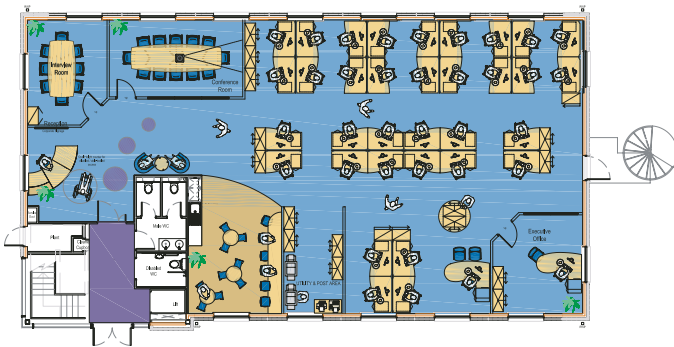
Each building has the potential to be spilt on a floor by floor basis with suites from **1,324 sq ft (123 sq m)**.

The Perfect Environment for Your Business

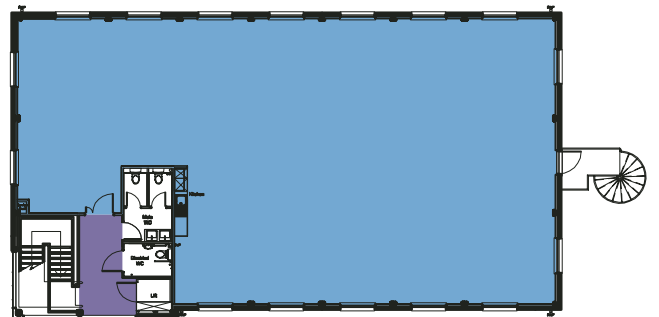
Floor Plans

Typical Floor Layout - Detached

Ground Floor

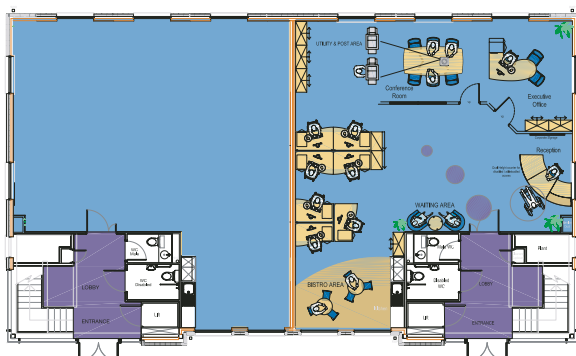


First Floor

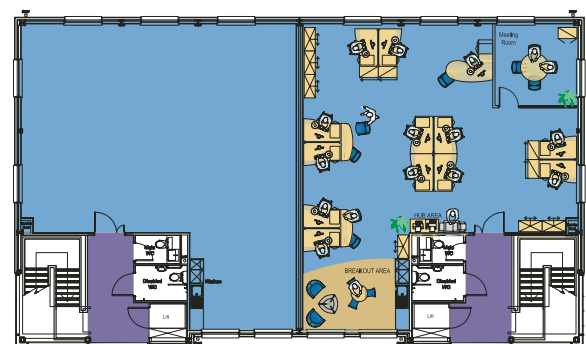


Typical Floor Layout - Semi Detached

Ground Floor



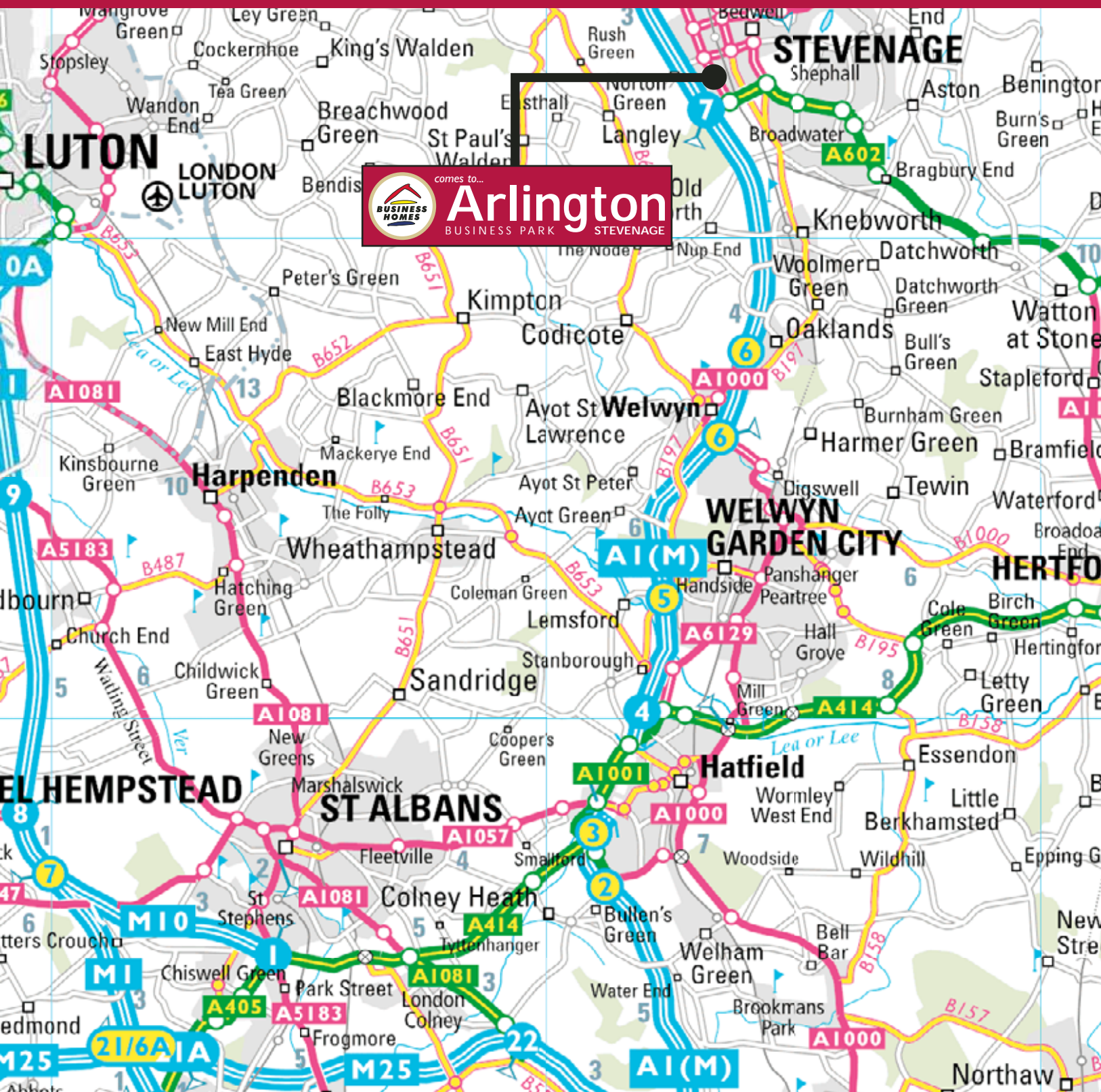
First Floor



Layouts By:



LOCATION, LOCATION, LOCATION



A Development By:

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