

**GROUND FLOOR CSC OFFICES**

Daneshill House  
Danestrete  
Stevenage  
Hertfordshire  
SG1 1HN



**TO LET. CLASS E USE**

**GROUND FLOOR TOWN CENTRE OFFICE ACCOMMODATION**

3,714 SQ FT (345 SQ M)



T: 01438 316655

[www.browndlee.com](http://www.browndlee.com)

## Location

Stevenage is situated adjacent to junction 7 and 8 of the A1(M) and approximately 16 miles north of the M25.

Stevenage is located approximately 30 miles north of London, has excellent mainline railway lines with London Kings Cross (20 minutes travel time) and two international airports are within the vicinity at Luton and Stansted.

The property is located at Daneshill House on Danestrete in Stevenage town centre. It has its own separate entrance adjacent to the main building. The property is within proximity to the bus interchange and to the railway station.

## Description

The accommodation comprises of ground floor offices, separate meeting rooms, kitchenette, and a male/female and disabled WC facility.

## Accommodation

The approximate net useable areas are as follows:

### Ground Floor

Total	3,714 sq ft	345 sq m
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## Features

- Town Centre location
- Within walking distance of bus station and train station
- Direct train to London King's Cross in 20 minutes
- Kitchen facility
- Carpeted
- Heating via radiators
- Air conditioning
- Shared male, female, and disabled WC facility

## Tenure

Our clients can offer a new 5-year full repairing and insuring lease outside the Landlord and Tenant Act 1954 with a rolling Landlord break from the end of year 3 onwards.

## Rental

£35,250 per annum, exclusive.

## Service Charge

To be confirmed.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £55,500. UBR for 2023/24 is 51.2p 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.



(Lobby area)



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Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

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