

LEYDEN WORKS

Leyden Road, Stevenage,
Hertfordshire, SG1 2BP



OFFICE SPACE

2,403 sq ft (223.2 sq m)

TO LET

Location

Stevenage is the major industrial and commercial centre for North Hertfordshire, situated adjacent to the A1(M) between junction 7 and 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 King's Cross, approximately 22 minutes.

Leyden Road is located off the southbound carriageway of Gunnels Wood Road, close to its intersection with Broadhall Way and junction 7 of the A1(M).

Description

The property provides separate office areas within a self contained building. In addition there are W/C facilities, kitchen area and electric heaters.

Office furniture may be available if required.

Accommodation

Ground floor office/light assembly	2,403 sq ft	223.2 sq m
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Features

- Parking
- Three phase power
- Lighting
- Replacement double glazed windows and doors
- Kitchen area
- Secure site with palisade fencing to the front and rear
- Electric heating



Tenure

The property is available on a new lease for a term to be agreed.

Rent

£29,950 per annum, exclusive

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable is £16,250. The UBR for 2021/22 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)

The EPC asset rating is C-59. Ref no: 2393-1554-5088-2204-0905.

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.



Brown & Lee
Chartered Surveyors

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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

