

STEVENDALE HOUSE

Primett Road, Stevenage,
Hertfordshire, SG1 3EE



**SELF-CONTAINED OFFICE BUILDING
WITH CAR PARKING**

3,977 sq ft – (369.5 sq m)

TO LET

AVAILABLE NOVEMBER 2022

Brown&Lee
Chartered Surveyors

T: 01438 316655
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Location

Stevendale House is located fronting onto Primett Road in Stevenage Old Town. The Old Town is an attractive office location providing both multiple and specialist shopping outlets, and a number of public houses and restaurants.

Primett Road runs parallel to both Stevenage Old Town High Street and Lytton Way, the dual carriageway link to the Stevenage main road network.

The building is approximately 15 minutes walk from Stevenage railway station.

Description

Stevendale House is a modern office building with accommodation at ground and two upper floors.

A private car parking area is located to the rear of the property.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

Offices	931 sq ft	86.5 sq m
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First Floor

Offices	1,497 sq ft	139.1 sq m
Kitchen	26 sq ft	2.4 sq m

Second Floor

Offices	1,497 sq ft	139.1 sq m
Kitchen	26 sq ft	2.4 sq m

Total

Total net useable area	3,977 sq ft	369.5 sq m
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Features

- 8 Person passenger lift
- Suspended ceiling with integral lighting
- Gas fired central heating system
- Fully carpeted throughout
- Kitchen facilities throughout the building
- WC facilities on ground, first and second floor including a WC facility for disabled
- 3 Compartment perimeter and under-floor trunking
- Minimum of 18 car parking spaces with car parking area
- Air conditioned on each floor
- Entry phone and security system

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

Rental

£66,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £44,750. 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)

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.



For further information, please contact: Daniel Musgrove

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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

