



**REAR GROUND FLOOR PREMIER HOUSE**

1-5 Argyle Way  
Stevenage  
Hertfordshire  
SG1 2AD



**TO LET.**

**OFFICE ACCOMMODATION WITH CAR PARKING WITHIN 5 MINUTES WALK OF STEVENAGE RAILWAY STATION**

2,664 sq ft (247.55 sq m)



T: 01438 316655

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

#### Location:

Premier House is prominently located on Argyle Way close to its junction with Gunnels Wood Road approximately 2 miles from both junctions 7 and 8 of the A1(M).

Stevenage mainline railway station, with non-stop Intercity services to London King's Cross (fastest journey time 19 minutes), is an easy walk as is the central bus station and town centre.

Airport facilities are available at Luton (10 miles), Stansted (20 miles) and Heathrow (45 miles).

#### Description:

Premier House is a modern purpose built three storey office building with onsite car parking and within 5 minutes walk of the railway station.

#### Accommodation:

##### Ground Floor

|        |             |             |
|--------|-------------|-------------|
| Office | 2,664 sq ft | 247.55 sq m |
|--------|-------------|-------------|

#### Features

- Within 5 minutes walk of railway station
- Raised floors
- 8 person passenger lift
- Suspended ceiling with recessed lighting
- Entry phone system
- Shared WC & kitchen facilities
- Raised floors with power and data
- 15 Parking spaces

#### Tenure

The accommodation is available on a new full repairing and insuring lease with the ingoing tenant directly responsible for all internal repairs and responsible under a service charge for the cost of all other repairs.

#### Rental

£42,650 per annum, exclusive.

#### Service Charge

The current annual figure is circa £21,481.25 per annum, exclusive

#### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £43,750. The 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.



**For further information please contact: Halli Rutter**

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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.

