

RED BRICK BUILDING

Maxwell Road
Stevenage
Hertfordshire
SG1 2EP



TO LET.

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

LEASE AVAILABLE UNTIL JUNE 2025

4,884 sq ft (453.8 sq m)



T: 01438 316655

www.brownandlee.com

Location:

Red Brick Building is prominently located on Maxwell Road, close to the junction with Gunnels Wood Road, approximately 2 miles from both junction 7 and 8 of the A1(M). Stevenage mainline railway station with nonstop intercity services to London Kings Cross is an easy walk, as is the central bus station and town centre.

Description:

Red Brick Building is a modern, purpose built, two-storey office building. It has its own secure car park.

Accommodation:

The first floor accommodation provides mainly open plan carpeted offices and is self-contained with WC and kitchen facilities.

The approximate net useable area is as follows:

First Floor

Offices	4,884 sq ft	453.8 sq m
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Features

- Within five minutes' walk of railway station
- Secure car parking
- WC facilities
- Kitchen facility
- Gas fired central heating system
- Alarmed



Tenure

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

Rental

The accommodation is available on a new lease for a term to be agreed at a rental of £40,000 per annum.

This will include rent and business rates.

Electricity and gas will be recharged in arrears against meter readings in conjunction with ground floor tenant.

Water for the first floor will be recharged by the ground floor tenant on a formula to be agreed.

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.



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