



GROUND FLOOR ATRIUM DANESHILL HOUSE

Danestrete
Stevenage
Hertfordshire
SG1 1HN



TO LET.

TOWN CENTRE GROUND FLOOR OFFICES

7,668 sq ft (712.41 sq m)



T: 01438 316655

www.brownandlee.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.

Description:

The accommodation is provided on ground floor level within a Headquarters office building located in the town centre.

The offices provide mostly open plan layout with cellular offices and meeting rooms. There is a kitchen facility with break out/tea stations. Male, female and disabled WC facilities are also provided.

Accommodation:

The approximate net useable areas are as follows:

Ground Floor

Total	7,668 sq ft	712.41 sq m
-------	-------------	-------------

Features

- Town Centre location
- Within walking distance of bus station and train station
- Direct train to London King's Cross in 20 minutes
- Attractive atrium style
- Predominately open plan with cellular offices with meeting rooms
- Kitchen facility
- Carpeted
- Break out/tea stations
- Reception
- Furniture available by separate negotiation
- Shared male, female and disabled WC facilities
- Air conditioning

Tenure

Our clients are able to 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

£99,500 per annum, exclusive.

Service Charge

£32,750 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £TBC. 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: Tereza Halewood

T: 01438 794588

E: tereza.halewood@brownandlee.com

M: 07825 555173

W: www.brownandlee.com

Brown & Lee Commercial Property Consultants LLP

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1

Ref no:12406

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.

