# Saffron Ground







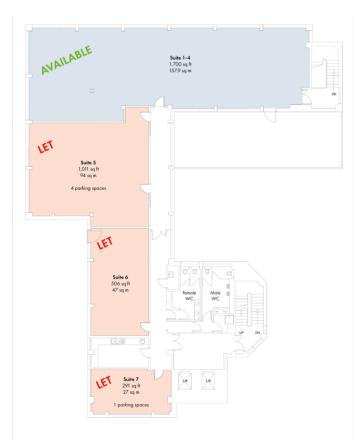
To Let - Suite 1-4 1,700 sq.ft - 157.9 sq.m Flexible terms 3rd floor 5 allocated parking spaces

## Ideal location

Saffron Ground is an established office building occupying a commanding position overlooking the roundabout that joins Fairlands Way and Lytton Way in Stevenage.

Saffron Ground is 1.5 miles from J7 of the A1 (M), and within walking distance of both the train and bus stations. The building is also within walking distance of the Old Town, which boasts a variety of cafés and restaurants including Prezzo and Pizza Express.





# Available on flexible terms

Suite 1-4 available at Saffron Ground are newly refurbished, with natural light. They are let by way of a flexible Licence Agreement (minimum three month term) and a monthly licence fee.

Included within the monthly licence fee:

- Rent
- Buildings insurance
- Common area cleaning
  Kitchen facilities
- Male and female toilet facilities
- Electrics
- Heating/air-conditioning
- Sewerage Rates
- Water Rates
- 5 allocated parking spaces
- Landscaping
- Two 8-person passenger lifts
- Access intercom
- Refuse Collection
- Lift Maintenance
- Water Treatment
- Fire Alarm Maintenance
- Fire Extinguisher Maintenance
- Internal Signage
- General Decorations
- Health and Safety



### Viewings



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#### SUBJECT TO CONTRACT

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