



# Saffron Ground

Ditchmore Lane, Stevenage, Hertfordshire, SG1 3LJ



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.



### SUBJECT TO CONTRACT

Disclaimer: The agent, for themselves and for the Lessors of the property give notice that; i) these particulars are given without responsibility of the agent or the Lessors as a general outline only, for the guidance of prospective tenants, and do not constitute the whole or any part of an offer or contract, ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and any prospective tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them, iii) no employee of the agent has any authority to make or give any representation or warranty to enter into any contract whatsoever in relation to the property, iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending tenants must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate advice, v) the agent will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Published 06/2021.

## 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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