



**2<sup>ND</sup> FLOOR 3 & 4 VIEWPOINT OFFICE VILLAGE**

Babbage Road  
Stevenage  
Hertfordshire  
SG1 2EQ



**TO LET.**

**SELF-CONTAINED OFFICE ACCOMMODATION WITH CAR PARKING**

1,413 sq ft (131.33 sq m)



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

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### Location:

Viewpoint Office Village is located on the western side of Babbage Road overlooking the A1(M). Access is obtained off the northbound carriageway of Gunnels Wood Road just after the roundabout leading to Fairlands Way and just before the only set of traffic lights on Gunnels Wood Road. The road leading off Gunnels Wood Road is Cavendish Road and Babbage Road is the first road to the left just after the entrance to Fujitsu.

Stevenage mainline railway station with nonstop services to Kings Cross (fastest journey time 19 minutes), it is an easy walk, about 1-mile distance.

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

### Description:

Viewpoint Office Village comprises eight self-contained office buildings located in Babbage Road opposite Fujitsu. There is onsite car parking for 7 vehicles. The self-contained suite is located on the second floor.

### Accommodation:

The second-floor accommodation provides an open plan office together with a private meeting room and a kitchen facility.

The approximate net useable areas are as follows:

### Second Floor

Total net useable area	1,413 sq ft	131.33 sq m
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### Features

- 7 Parking spaces
- Kitchen
- Carpeted
- LED lighting
- Double glazed throughout
- WC facilities
- Gas fired central heating
- Digi lock access

### Tenure

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

### Rental

£19,500 per annum, exclusive.

### Service Charge

The cost of the service charge for the current period is £10,370.97 per annum plus VAT. The service charge includes utility costs for the building. Tenants only need to arrange phone and data connection.

### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £13,000. 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.

