

## LEYDEN WORKS



Leyden Road  
Stevenage  
Hertfordshire  
SG1 2BP



# TO LET.

**OFFICE SPACE**

2,403 SQ FT (223.2 SQ M)



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## Location

Stevenage in the major industrial and commercial centre for North Hertfordshire, situated adjacent the A1(M), between Junctions 7 & 8, and approximately 16 miles north of the M25. To the north, the A14 Huntingdon provides direct access to the M1, M6, northwest and east coast ports. The Town Centre, with mainline railway station, is approximately 1 mile and provides fast and frequent railway services to London, Kings Cross, approximately 22 minutes. Leyden Road is located off the southbound carriageway of Gunnels Wood Road, close to its intersection with Broadhall Way and Junction 7 of the A1(M).

## Description

The property provides both open plan and separate office areas within a self-contained building. In addition, there are WC facilities, a kitchen area and wall mounted electric heaters. Office furniture may be available, if required.

## Accommodation

### Ground Floor

Office/Light Assembly Areas	2,403 sq ft	223.26 sq m
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The above measurements are based on gross internal measurements.

## Features

- 3 Car parking spaces
- Three phase power
- Lighting
- Replacement double glazed windows and doors
- Kitchen
- WC facilities
- Secure site with palisade fencing to the front and rear
- Electric heating

## Tenure

The property is available on a new Lease for a term to be agreed.

## Rental

£27,000 per annum, exclusive.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £29,000. 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.

