



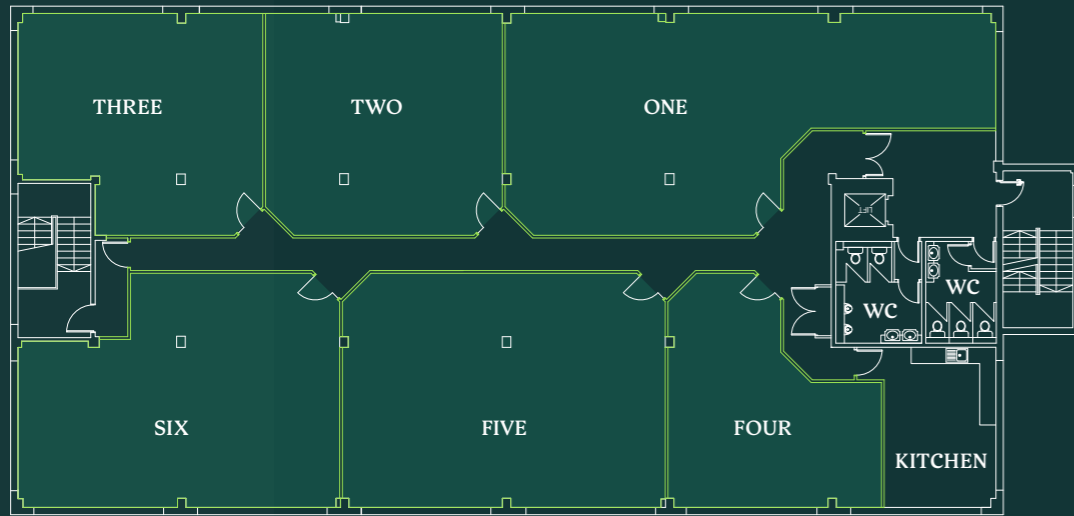
# PREMIER HOUSE

OFFICE ACCOMMODATION WITH CAR PARKING  
5 MINUTES WALK FROM STEVENAGE RAILWAY STATION  
720 SQ FT - 2,664 SQ FT

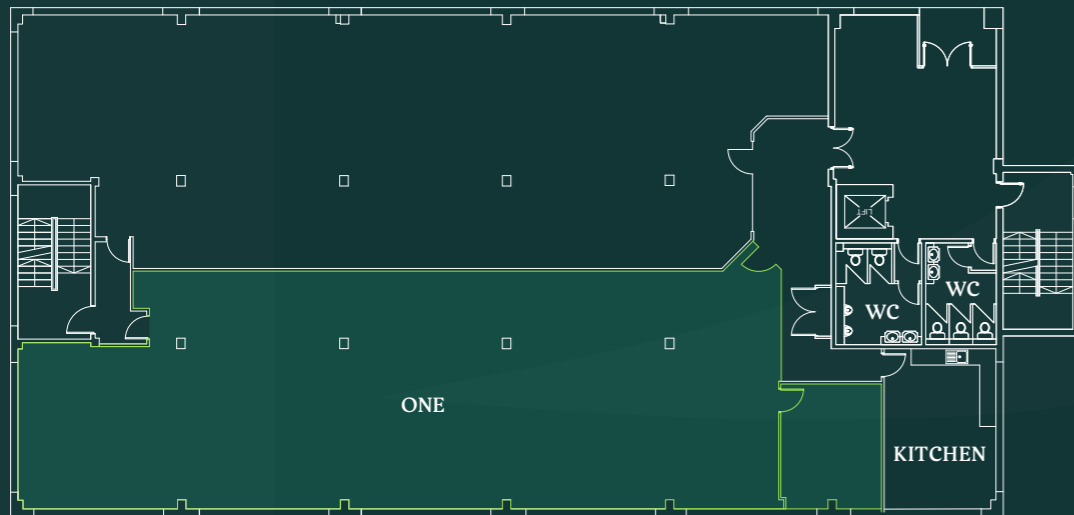
TO LET

1-5 ARGYLE WAY  
STEVENAGE  
HERTFORDSHIRE SG1 2AD


# Premier Modern Office Space with Exceptional Connectivity




Indicative plan of second floor



Plan of ground floor

  
8 Person  
Passenger Lift


  
Neighbouring Retail  
Leisure Park

  
On-Site  
Car Park

  
Kitchen  
Facility

  
Suspended Ceiling With  
Recessed Lighting

  
Shared WC  
Facilities

  
Entry Phone  
System

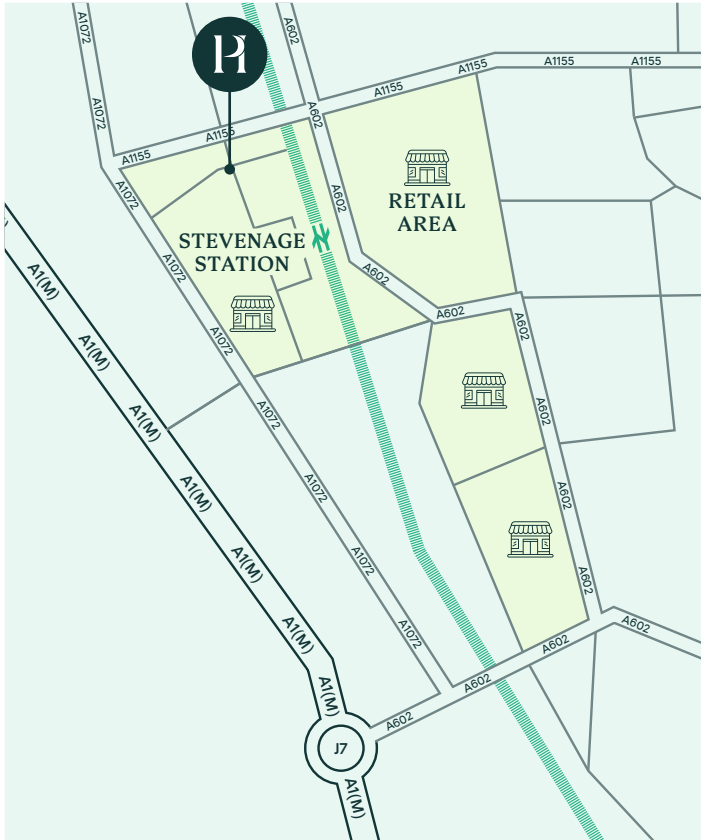
  
Raised  
Floors



Premier House is a contemporary designed three-storey office building. The property offers both ground floor open plan space and individual fully refurbished suites on the second floor. The site benefits from being within 5 minutes walk of the railway station and situated next to Stevenage Leisure Park.

SECOND FLOOR SUITES	SQ FT	SQ M	CAR PARKING
One	1,235	115	7 spaces
Two	750	70	5 spaces
Three	720	67	4 spaces
Four	559	52	3 spaces
Five	1,085	101	6 spaces
Six	979	91	6 spaces
PART GROUND FLOOR	SQ FT	SQ M	CAR PARKING
One	2,664	248	15 spaces
<b>TOTAL</b>	<b>7,992</b>	<b>744</b>	<b>46 SPACES</b>

# Making Your Commute Simple



A1(M) J7 

3 mins / 1.4 miles

M25 

17 mins / 16 miles

Luton Airport 

25 mins / 14 miles

M1 

25 mins / 19 miles

Heathrow 

46 mins / 40 miles

Stevenage 

5 mins walk

London King's Cross 

19 mins

## LOCAL OCCUPIERS

*David Lloyd*  
— CLUBS —

**TESCO**



**STARBUCKS**



## LOCATION

Premier House enjoys a prime location on Argyle Way, strategically positioned near the intersection of Gunnels Wood Road. It benefits from excellent accessibility, being approximately 2 miles away from junctions 7 and 8 of the A1(M) motorway. The convenience continues with Stevenage mainline railway station just a short walk away, offering non-stop Intercity services to London King's Cross taking just 19 minutes.

Additionally, the central bus station and town centre are within easy reach, making it convenient for residents and visitors alike. Several airport options are available; Luton is a mere 14 miles away, Stansted is 20 miles away, and Heathrow is 40 miles away.

## EPC

Energy Performance Certificate. The Energy Performance Asset rating is D-87. Ref no: 4901-8689-4004-4226-1941.

## TENURE

The accommodation is available on new full repairing and insuring leases. Flexible terms can be offered and incentives available, subject to negotiation.

## RATES

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value for the ground floor suite is £43,750. The rateable value for the second floor is to be assessed. 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.

## SERVICE CHARGE

There is a service charge to cover the running costs of the common areas and services of the building. POA

## FURTHER INFORMATION

For further information please contact:

**HALLI RUTTER**  
07384 460 022  
[halli.rutter@brownandlee.com](mailto:halli.rutter@brownandlee.com)

**DANIEL MUSGROVE**  
07966 144 131  
[daniel.musgrove@brownandlee.com](mailto:daniel.musgrove@brownandlee.com)

**BROWN & LEE**  
Property Consultants 

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