

## 6 VIEWPOINT OFFICE VILLAGE

Babbage Road  
Stevenage  
Hertfordshire  
SG1 2EQ



# TO LET.

**SELF-CONTAINED OFFICE ACCOMMODATION WITH 9 PARKING SPACES**

1,659 SQ FT (154.12 SQ M)



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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. 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. The self-contained suite is over ground and first floor, with WC facility to each floor, kitchen area and 9 parking spaces.

## Accommodation

The approximate net useable areas are as follows:

Ground floor	801 sq ft	74.41 sq m
First floor	858 sq ft	79.71 sq m

## Total

Total net useable area	1,659 sq ft	154.12 sq m
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## Features

- 9 Parking spaces
- Kitchen
- Double glazed throughout
- Gas fired central heating.
- WCs to each floor
- Perimeter trunking

## Tenure

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

## Rental

£25,720 per annum, exclusive.

## Estate Service Charge

£1,000 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 £19,750. The UBR for 2024/25 is 54.6p 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.

