

## PART FIRST FLOOR STERLING COURT

Norton Road  
Stevenage  
Hertfordshire  
SG1 2JY



## TO LET.

**PART FIRST FLOOR OFFICE SPACE WITHIN WALKING DISTANCE  
OF STEVENAGE LEISURE PARK AND TRAIN STATION**

1,500 SQ FT – 2,250 SQ FT  
(139.35 SQ M – 209.03 SQ M)



**For further information please contact: Christie Bays**

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## Location

Stevenage is an expanding town adjacent to the A1(M) with two separate access points directly onto this major trunk road. Stevenage has a population of 83,957 (2011 Census) and is situated approximately 30 miles north of London, has excellent mainline railway lines with London Kings Cross (20 minutes travel time) and two international airports are within the vicinity at Luton and Stansted.

The property is located on Norton Road, accessed via both Gunnels Wood Road and Six Hills Way. The space is a short walk from both Stevenage Train Station and Stevenage Leisure Park.

## Description

The available space can be partitioned to suite occupiers needs ranging from 1,500 sq ft – 2,250 sq ft.

The space offers newly carpeted office accommodation with meeting rooms, data trunking, shared kitchen and WCs. A large board room at ground floor level is available for occupiers in the building to use free of charge and is accessed via a reception area with spotlight LEDs.

## Accommodation

The first-floor accommodation provides an open plan office space currently occupied by Vincent & Gorbing.

### First Floor

1,500 sq ft	139.35 sq m
2,000 sq ft	185.80 sq m
2,250 sq ft	209.03 sq m

## Parking

1,500 sq ft	8 parking spaces
2,000 sq ft	10 parking spaces
2,250 sq ft	11 parking spaces
There are additional 2 disabled parking spaces with the building for blue badge holders.	

## Features

- Modern office premises
- Competitive parking ratio
- LED lighting
- Large board room available
- Refurbished WCs
- Reception area
- Kitchen facilities
- Short walking distance to Stevenage Train Station and Leisure Park

## Tenure

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

## Rental

1,500 sq ft	£21,270 per annum
2,000 sq ft	£28,360 per annum
2,250 sq ft	£31,905 per annum

## Service Charge

Price on application

**The service charge includes all utility costs, including gas, electricity, water, internal and external cleaning and tea and coffee. Tenants will need to organise their own IT and phone lines.**

## Rates

The VOA assessment rating values the building as a whole. Rates payable for each potential space as follows:

1,500 sq ft	£11,805
2,000 sq ft	£15,740
2,250 sq ft	£17,708

## Energy Performance Certificate (EPC)

The EPC asset rating is C- 73. A copy of the EPC is available upon request.



### Brown & Lee Commercial Property Consultants LLP

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire SG1 2EF

Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

Ref No: 15394E





### 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.



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