

STERLING COURT

Norton Road
Stevenage
Hertfordshire
SG1 2JY



TO LET/FOR SALE.

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

2,810 SQ FT – 8,715 SQ FT
(261.05 SQ M – 809.64 SQ M)



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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 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 building is available to let with options being either the ground floor, first floor or whole. The building is also available for sale as a whole

Ground Floor Suite

2,810 sq ft	261.05 sq m	15 parking spaces
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First Floor Suite

4,949 sq ft	459.77 sq m	24 parking spaces
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Whole

8,715 sq ft	809.64 sq m	39 parking spaces
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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

Ground floor	£45,000 per annum
First floor	£66,255 per annum
Whole	£130,000 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.

Price

Price on application

Rates

The VOA assessment rating values the building as £113,000 as of April 2026. <https://www.tax.service.gov.uk/business-rates-find/valuations/start/194226013>

Information on rates payable for each potential space is available on application.

Energy Performance Certificate (EPC)

The EPC asset rating is C- 73. 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.



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| Ref No: 15394E

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.

