

1A FILEY CLOSE

Symonds Green
Stevenage
Hertfordshire
SG1 2JW



TO LET

**BUSINESS SPACE WITH CLASS E USE
315 SQ FT/552 SQ FT (29.35 SQ M/51.36 SQ M)**



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Location

Stevenage is one of the major commercial and retailing centres within Hertfordshire.

It offers excellent transport links via Junctions 7 and 8 on the A1(M), approximately 30 miles north of London.

The train station provides direct services to London King's Cross with fastest journey time of approximately 22 minutes, and the new bus interchange provides regular services within the town, surrounding towns and villages.

The subject property is located within a large building at ground floor level with side access to the units. The property is within proximity to neighbouring shops including Nisa with Post Office, florist, hairdresser, pharmacy and several other local occupiers.

Description

Filey Close is situated within the Symons Green area of Stevenage, a local neighbourhood centre.

The units provide excellent start-up business space. Each unit is finished to a high white box spec standard with WC and shower and tea-point.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

| | | |
|---------------|-----------|------------|
| Office Unit A | 552 sq ft | 51.36 sq m |
| Office Unit B | 315 sq ft | 29.35 sq m |

Features

- Refurbished to high standard white box spec
- LED spotlights
- Tea-point, WC and shower
- Electric heating
- Broadband line
- Separate water supply
- Single phase electricity supply to each unit
- Vinyl wood effect flooring
- 24-hour access
- Free close-by parking – not allocated
- Within walking distance to Stevenage Old Town
- Suitable for a variety of businesses
- Nearby supermarket
- Additional loft storage in each suite

Rental

| | |
|---------------|------------------------------|
| Office Unit A | £12,500 per annum, exclusive |
| Office Unit B | £7,500 per annum, exclusive |

Terms

New internal repairing and insuring lease for a term to be agreed.

Rates

To be assessed.

Energy Performance Certificate (EPC)

A copy of the respective EPCs is available upon request.

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.

VAT

There is no VAT payable on the rent.

