

Meadway Court
Rutherford Close
Stevenage SG1 2EF



To Let

A Range of High-Quality Offices Suites

424 – 1,967 Sq Ft Approx

- Newly refurbished
- Excellent car parking
- New flexible leases available



D8918
07-12

Meadway Court

Rutherford Close, Stevenage SG1 2EF

STEVENAGE

Stevenage is the major commercial centre in North Hertfordshire located between Junction 7 and 8 of the A1(M) approximately 34 miles north of Central London.

This is a well-planned progressive modern commercial centre with a strong high tech/aerospace presence and many headquarters office buildings including multi-national companies Glaxo SmithKline, MBDA, Airbus, Fujitsu and IET.

Stevenage is becoming a major Life Sciences Centre.

Stevenage station provides a superb service to London Kings Cross / St Pancras (minimum travel time 19 minutes).

Luton and Stanstead airports are conveniently close.

LOCATION

Rutherford Close is the postal address of Meadway Technology Park and is the only dedicated office campus in north Hertfordshire. Developed in five phases it comprises a range of headquarters style buildings.

DESCRIPTION

Meadway Court is a modern campus development consisting of 14 office buildings constructed around an attractive central courtyard.

It has an attractive modern architectural design. The available units have been refurbished to provide high quality office accommodation which includes:

- Suspended Ceilings
- Recessed LED lighting
- Access Raised Floors
- New carpets and decorations
- Double Glazing
- Gas Fired Central Heating

CURRENT AVAILABILITY

| Floor | Building | Size (Sq Ft) | Rental |
|--------|----------|--------------|--------------|
| Second | 8C | 737 Sq Ft | £13,270 p.a. |
| Second | 8D | 565 Sq Ft | £10,460 p.a. |
| Ground | 10A | 712 Sq Ft | £12,900 p.a. |
| First | 10B | 727 Sq Ft | £13,100 p.a. |
| First | 10C | 424 Sq Ft | £8,100 p.a. |

CAR PARKING

8C / 8D – TBC
10A – 4 spaces
10B – 4 spaces
10C – 2 spaces

LEASE TERMS

Each office suite is available to let on a new flexible lease direct from the Landlord for a term to be agreed.

In addition to the rent the occupier will also be responsible for the payment of a normal building service charge and landlord's third-party liability insurance. Details on request.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). To be independently assessed by the VOA.

INSPECTION ARRANGEMENTS

Strictly by prior appointment with Davies & Co.

For further information please contact:
Daniel Hiller (d.hiller@davies.uk.com) or
Clay Davies (c.davies@davies.uk.com) or
Telephone 01707 274237.

NOTE

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.

Energy Performance Certificate: TBA

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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