

ABEL SMITH HOUSE

GUNNELS WOOD ROAD

STEVENAGE

SG1 2ST

High Quality
Ground Floor Offices To Let

8,071 - 17,102 sq ft



ABEL SMITH HOUSE

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WELL CONNECTED

London Kings Cross - 20 mins



**ABEL
SMITH
HOUSE**



RAIL

London Kings Cross 24 Minutes

Cambridge 39 Minutes

ROAD

A1 (M) 5 Minutes

M25 20 Minutes

Luton Airport 28 Minutes

Stansted Airport 42 Minutes

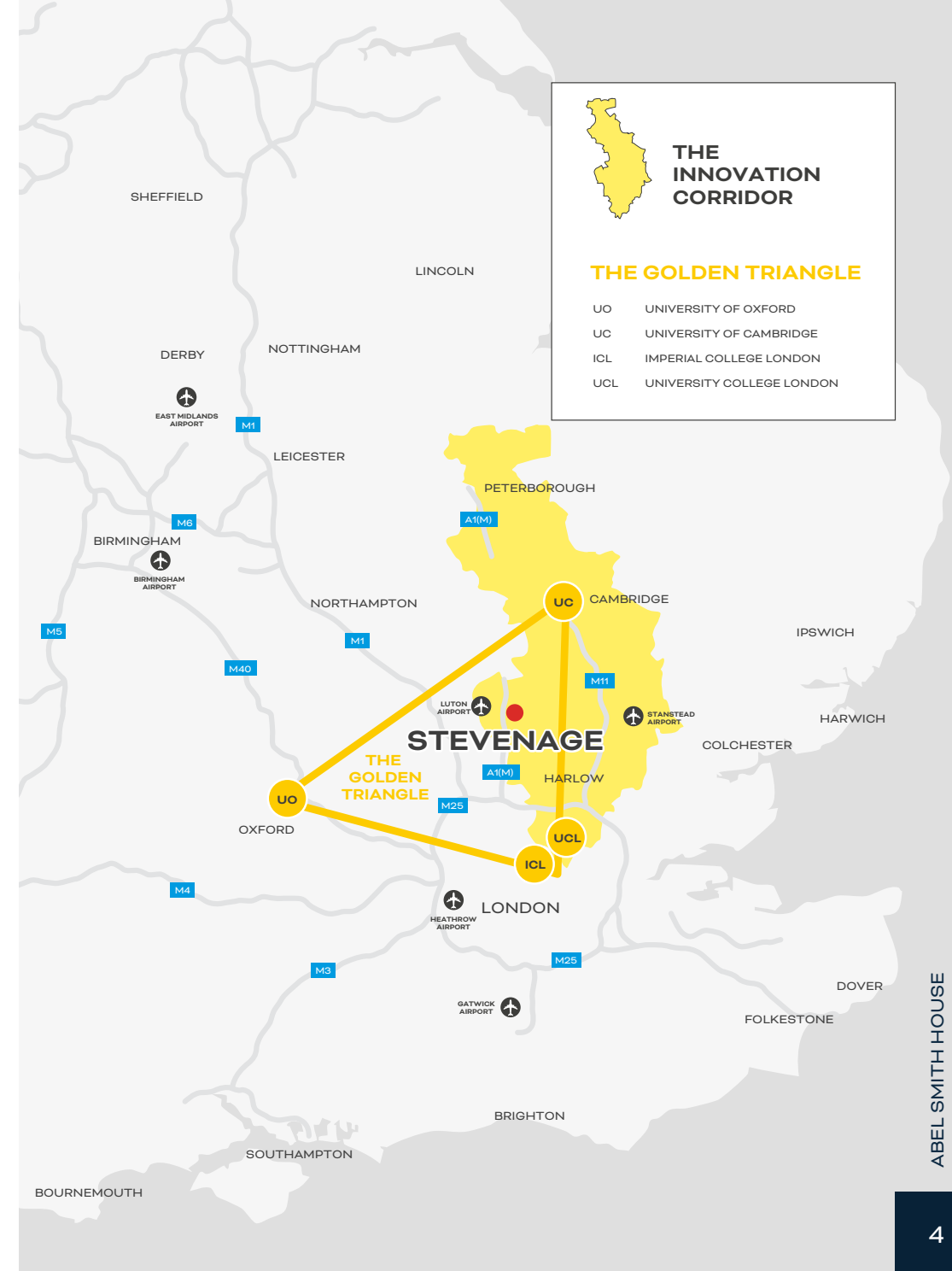
Heathrow Airport 59 Minutes

ABEL SMITH HOUSE / GUNNELS WOOD ROAD / STEVENAGE / SG12ST

PERFECTLY POSITIONED

Sitting at the heart of the UK Innovation Corridor, just 20 minutes from London & 37 minutes from Cambridge.

Abel Smith House sits within a popular business district for a whole range of occupiers including traditional office tenants as well as next generation science & technology communities. It's strategic location provides access via major road and rail routes to London, Cambridge and Harlow. For international travel, be it leisure or business, three airports are within 45 minutes via the A1 (M) & M25. For those who like to commute by foot or bicycle, Stevenage has 40km of segregated cycling and footpaths making it a safe and easy place to navigate.



IN THE HEART OF THE BUSINESS DISTRICT

Town centre location

Close to amenities

Great transport links



MONKSWOOD
RETAIL PARK

STEVENAGE BIOSCIENCE
CATALYST

GSK

A1(M) J7
1 MILE

MBDA

A1(M)

STEVENAGE

stevenage
leisure park

AIRBUS

ABEL SMITH
HOUSE

GUNNELS WOOD RD

Mercedes-Benz

A1(M) J8
2 MILES

ABEL SMITH HOUSE

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Abel Smith House is a high quality 3 storey office building prominently situated on Gunnels Wood Road with on site car parking. The available suites are on the ground floor providing a large open plan floor plates with excellent natural light.





LARGE OPEN FLOOR PLATES



VAV AIR CONDITIONING



SUSPENDED CEILING WITH INSET LIGHTING



EXCELLENT PARKING RATIO OF 1:171 SQ FT



FULL ACCESS RAISED FLOORS



EXCELLENT NATURAL LIGHT



IMPRESSIVE MARBLE RECEPTION AREA

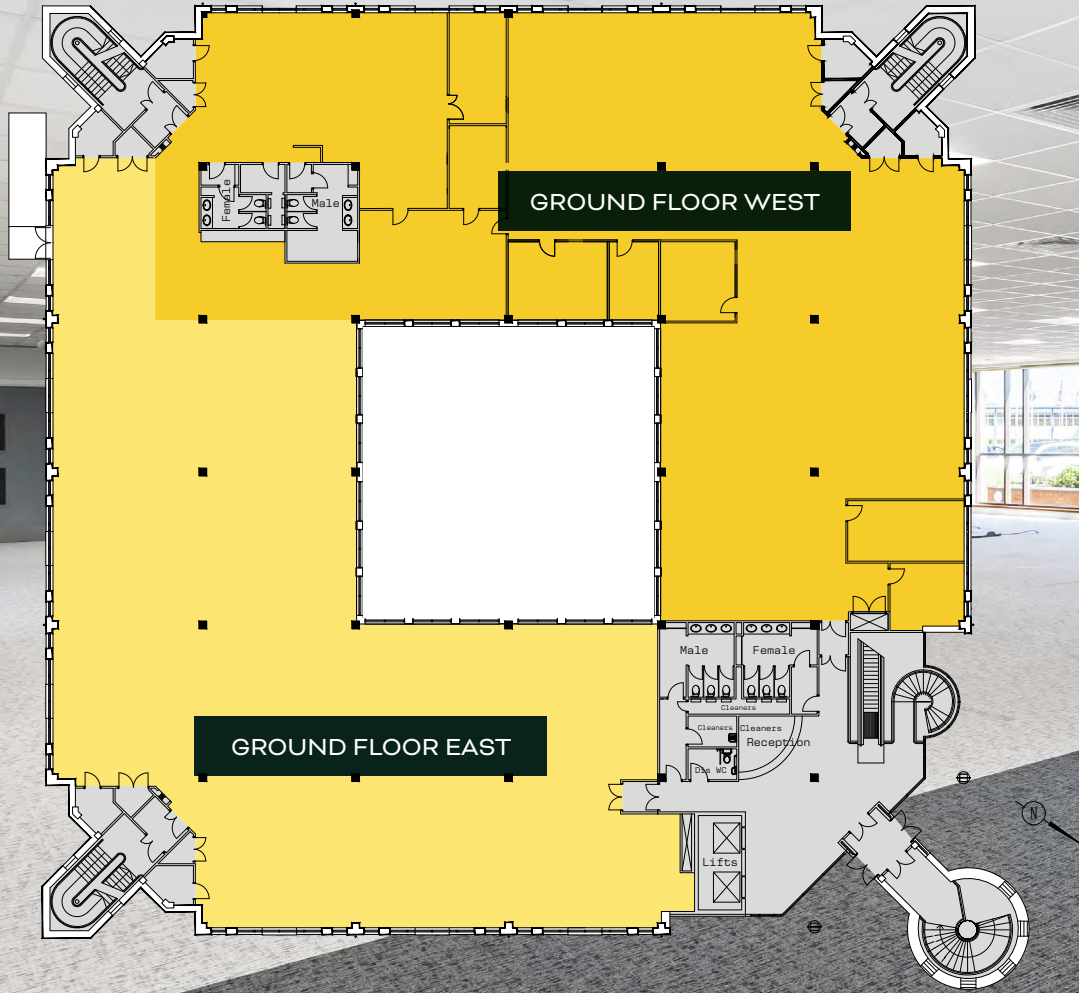


CAMERA SECURITY SYSTEM

IT'S ALL IN THE DETAIL



SPACE TO THINK & CREATE



Net Internal Areas	sq ft	sq m
Ground Floor East	8,071	750
Ground Floor West	9,031	839
Total	17,102	1,589

Consideration will be given to splitting the suites, subject to terms.



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STEVENAGE

SG1 2ST

EPC

C-59

VIEWING & FURTHER INFORMATION

For viewing and further information, please contact the joint agents:



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