

# TO LET Station Place Stevenage, SG1 2AD

Located next to the Intercity Station,  
Leisure Park and Town Centre



High Quality Second Floor Offices

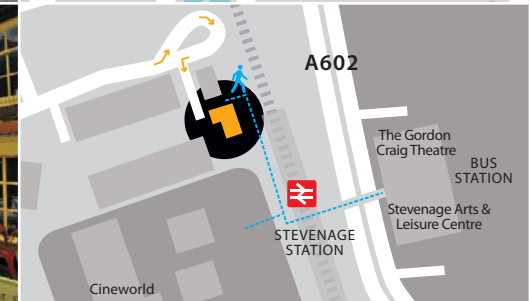
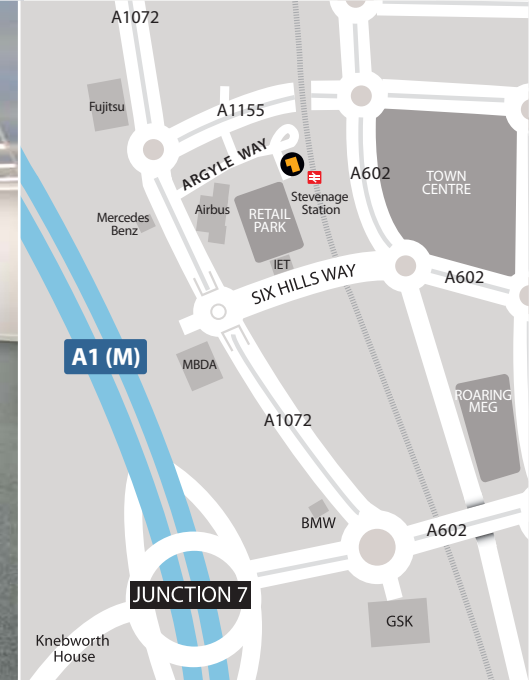
**4,224 Sq Ft** (Net) Approx.



# TO LET

## High Quality Second Floor Offices 4,224 Sq Ft (Net) Approx

- Stevenage
- Finsbury Park 19mins
- Kings Cross 23mins



### STEVENAGE

Stevenage is the major office centre in north Hertfordshire and includes the headquarters of Fujitsu, Glaxo SmithKline, Airbus, MBDA and IET.

Stevenage is located between junctions 7 & 8 of the A1(M) approximately 30 miles north of Central London, and is the first inter-city rail-link north of Kings Cross (shortest journey time of just 23 mins).

The town has a pedestrianised centre including most major multiples, a Leisure Park including a cinema and gym, a large out-of-town retail park at Roaring Meg and the attractive old town offering a range of specialty shops, pubs and restaurants. It benefits from a highly integrated network of dual carriageways. The town is also served by two regional airports with Luton 15 miles to the West, and Stansted is 29 miles to the East.

### LOCATION

Station Place could not be more central. It immediately adjoins Stevenage main line station through which it is connected via a footbridge directly into the town centre. Stevenage Leisure Park including a David Lloyd Leisure Centre is also immediately next door.

Argyle Way is accessed from Gunnels Wood Road and Fairlands Way.

### DESCRIPTION

Station Place is a four-storey detached office building with brick elevations next to Argyle House. The available accommodation comprises the entire second floor which has windows to the front, side and rear providing good natural light.

### FEATURES

- Newly refurbished
- Prestige entrance
- Fully fitted open plan space
- New carpets and decorations
- Air conditioning
- Suspended ceilings with recessed LED lighting
- Perimeter trunking
- 17 car parking spaces

### ENERGY PERFORMANCE

EPC Rating: Category B(38)

### AVAILABILITY

Immediate following completion of legal formalities.

### TERMS

Available to let on a new lease for a term to be agreed. Rent £71,800 per annum. All terms are subject to VAT where applicable.

### INSPECTION

For further information contact:

