

KINGS

Flexible modern
workspaces
from 800 sq ft
to 20,000 sq ft

London Road, Stevenage SG12NG
kingscourtstevenage.co.uk

KINGS COURT

COURT

A WARM



Welcome to *Kings Court*

Kings Court offers an exceptional office environment for businesses seeking a prime location in the heart of Stevenage. This modern, well-equipped office building combines professional space with outstanding accessibility, making it the perfect choice for companies of all sizes.

With flexible office layouts, cutting-edge facilities, and a range of amenities designed to enhance productivity, Kings Court provides the ideal setting for businesses to grow and thrive. Whether you're a startup or an established company, Kings Court offers a dynamic space where your business can succeed.



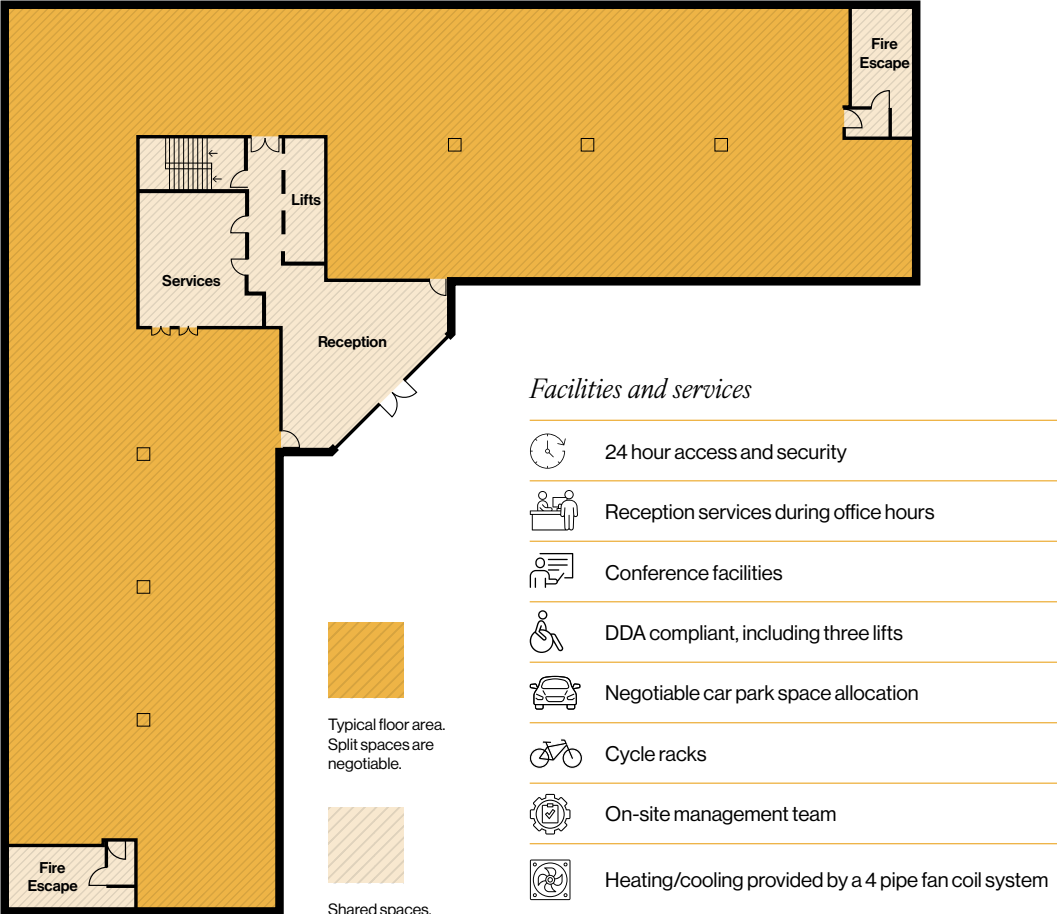
WELCOME

INSPIRING

Modern office spaces, tailored to your *exact* specifications

[View 360° tour](#)

[View photo gallery](#)



Availability			Terms
	Office type	Size	Flexible lease agreements.
Garden Floor	Serviced	1 – 30 desks available	Service charges There is an annual service charge covering all the shared costs of the building.
Upper Ground Floor	Flexible	11,585 ft² / 1,076 m²	
First Floor	Serviced	4,447 ft² / 413 m²	
Second Floor	Serviced	1 – 20 desks available	
Third Floor	Flexible	994 – 1,955 ft² / 93 – 182 m²	

SPACES

LEADING



£1 billion local investment

Plans to regenerate Stevenage include major commercial and residential development


stevenage.gov.uk/regeneration/stevenage-even-better/stevenage-regeneration

Your business at the *centre*

The local area surrounding Kings Court offers a dynamic and thriving environment for both work and leisure. Stevenage boasts a variety of entertainment options, from vibrant shopping areas and leisure centres to cultural venues such as the Gordon Craig Theatre. For those looking to relax, there are numerous parks and green spaces, perfect for a break during the workday.

The town is home to a range of high-profile businesses, including major players in the technology, aerospace, and engineering sectors, creating a bustling professional community. Additionally, the area benefits from a variety of dining options, coffee shops, and retail outlets. Whether you're looking to network with industry leaders or unwind after a busy day, Stevenage has something for everyone.

You are a few minutes walk to

-  Supermarket 5 mins
-  Restaurants 9 mins
-  Health club 9 mins
-  Train station 10 mins
-  Hotel 10 mins
-  Cinema 11 mins
-  Bars 11 mins

LOCATION

AT THE HEART OF



2,668,490

households within
a 30 mile radius

leafletdrop.co.uk

£650m

local investment in bioscience
catalyst companies since 2018

stevenage-even-better.com



50,000

local people employed
across Stevenage

stevenage-even-better.com



GROWTH & INVESTMENT

INTERCITY

Connections to the City and *beyond*

Kings Court is strategically located in the heart of Stevenage, offering unparalleled connectivity and convenience for businesses. Situated just minutes from Stevenage Railway Station, the building provides quick access to London Kings Cross in under 30 minutes, making it ideal for companies with a need for easy travel to the capital.

The A1(M) is also easily accessible, offering seamless road connections to both the north and south. This prime location provides the perfect balance of accessibility, convenience, and a thriving business environment.



8 trains per hour

at peak time
from Stevenage to
London King's Cross



 **National Rail**



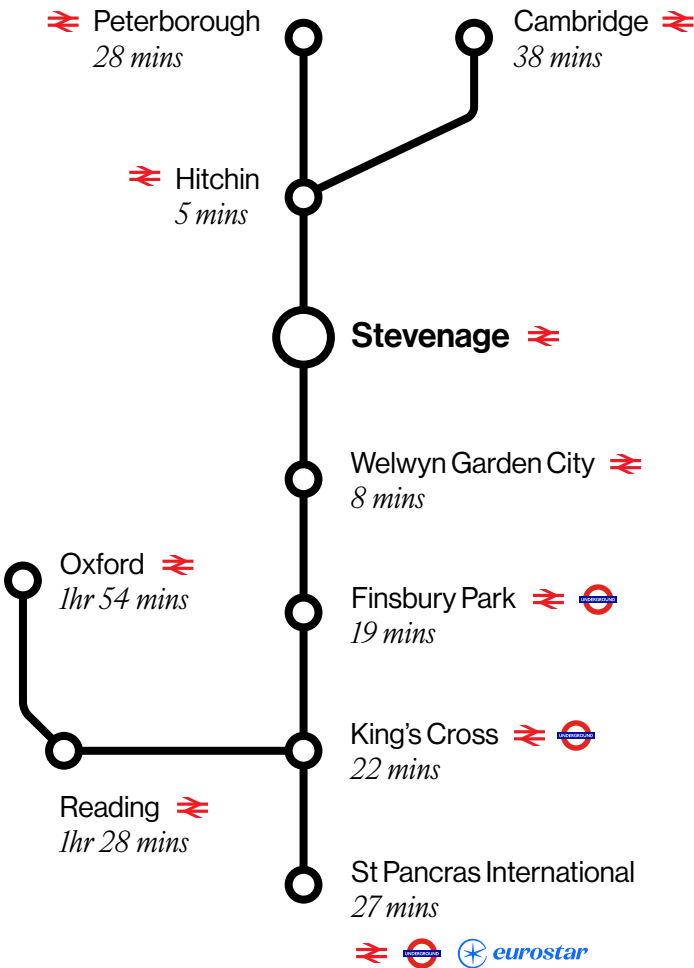
 **eurostar**

Fast rail links

from Stevenage
to London, Cambridge
and Oxford



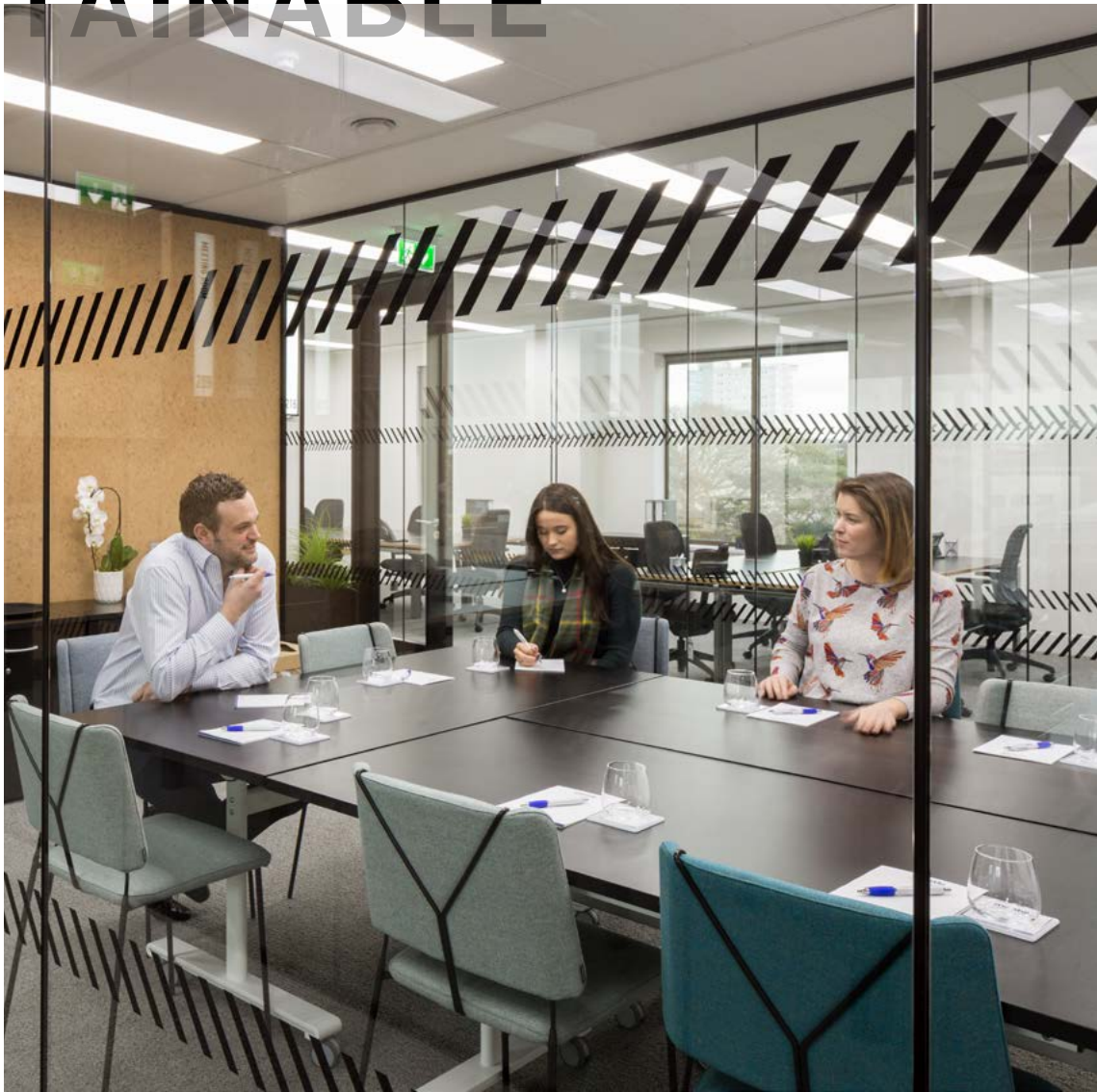
11.8 miles
to London
Luton Airport



CONNECTED

Travel times by train and frequency of services are based on a weekday timetable and are subject to change. Diagram is not representative of distances.

SUSTAINABLE



Bright ideas for a *greener* world
— our commitment to the
environment and sustainability

VALUES



EPC B
Our building meet EPC B standard requirements.



Electric vehicle charging
We offer EV charging points.



Smart lighting
LED lighting is installed with PIR control to ensure efficient usage. All old, inefficient fluorescent lighting has been removed.



Renewable energy
We are rolling out PV to produce as much renewable energy as possible.



Refurbish not rebuild
All our new spaces are refurbished, not built from scratch. Creating beautiful new spaces in this way significantly reduces environmental impact.



Ethical partnerships
We partner with suppliers and contractors that share our goals to be environmentally responsible and substantially reduce their carbon impact.



End-to-end recycling
We look to use products with high recycled content and aim for zero-to-landfill by 2025.

Expect *more* from your workspace

Contact our agents via *Rightmove* to discuss
your requirements and organise a viewing

rightmove 

For co-working space enquiries
visit mantlespace.co.uk



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