Davies
01707 274237

Stevenage
Office
TO LET



HIGH QUALITY MODERN AIR CONDITIONED OFFICES
2,000 - 8,550 SQ FT

Rent: £16.95 per sq ft per annum

Bedford House
Rutherford Close
Stevenage
Hertfordshire
SG1 2EF

- Flexible modern workspace
- Newly refurbished
- Suspended ceilings with recessed LED lighting
- Raised access floors for easy cable management
- Lift access and dedicated kitchen and WC facilities on each floor

Ref O57-9

BEDFORD HOUSE, RUTHERFORD CLOSE, STEVENAGE, HERTFORDSHIRE, SG1 2EF

LOCATION
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 incorporates many headquarters office buildings with multi-national companies including Glaxo SmithKline, MBDA, Airbus, Fujitsu and IET.

GSK are undertaking a major expansion of their large Life Services Campus.

Stevenage station provides a fast service to London Kings Cross / St Pancras (minimum travel time 19 minutes). Luton and Stanstead airports are conveniently close.

ACCOMMODATION
Situated within Meadway, the town's only dedicated campus-style office development, this modern two-storey building forms part of a quartet of detached office buildings constructed in 1991. Set in an attractive landscaped environment, the property offers highly flexible, open-plan accommodation designed to meet a range of occupier requirements.

Key Features include:

* New carpets and redecoration throughout
* Attractive campus environment
* Raised access floors for easy cable management
* Radiator central heating and comfort cooling
* Suspended ceilings with recessed LED lighting
* Efficient L-shaped layout with two separate entrances
* Lift access and dedicated kitchen and WC facilities on each floor

Constructed with a low-maintenance specification, including a pitched tiled roof, the building is both durable and functional.

The current layout provides an adaptable footprint, ideal for businesses looking to tailor the space to their exact size and operational needs.

FLOOR AREAS (approx. NIA)	Sq Ft
Ground Floor	3,362
First Floor	5,188
TOTAL	10,376

TERMS
From approx. 2,000 sq ft the offices are available to let on a new flexible lease arrangement for a term to be agreed. Rent £16.95 per sq ft per annum.

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.

BUSINESS RATES
To be independently assessed.

EPC
B(44)





For further information please contact Davies & Co on 01707 274237

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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. 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-1sr-ediction. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are threrefore expressly excluded from any contract.