Davies
01707 274237

Stevenage
Office
TO LET



MODERN CAMPUS OFFICES
8,474 - 23,204 SQ FT

Rent: £16.50 per sq ft per annum

Avnet House
Rutherford Close
Stevenage
Hertfordshire
SG1 2EF

- Landscaped campus setting
- Feature atrium entrance area
- Fully flexible open plan layout
- Raised access floor with data cabling
- Air conditioning
- Parking 1:250 sq ft

Ref O49-7

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

LOCATION
Stevenage is the major commercial centre in North Hertfordshire located between Junction 7 and Junction 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.

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
Avnet House is an attractive two-storey building featuring distinctive pagoda-style roof details, brick elevations, and a striking atrium reception area.

The property is conveniently located for easy access to the Old Town and provides easy access to the railway station and the full range of town amenities.

The available accommodation comprises a flexible ground floor suite, currently fitted as office space but readily adaptable to alternative uses, including service, research and development or laboratory space.

The entire first floor comprises high-quality office accommodation. The space presents exceptionally well and includes an attractive kitchen and breakout area. The accommodation can be offered in its existing configuration or adapted to suit alternative specific requirements.

A range of subdivision options can also be accommodated, providing flexibility for occupiers seeking smaller suites or phased occupation.

FLOOR AREAS (approx. NIA)	Sq Ft
Ground Floor	8,474
First Floor	14,730
TOTAL	23,204

TERMS
Available on a new flexible lease for a term to be agreed.

Rent £16.50 per sq ft. Rent and other property outgoings are subject to VAT.

Service charge details are available upon request.

Availability from November 2026.

BUSINESS RATES
Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessments for the ground and first floor suites are £107,000 and £170,000 respectively.

Rates payable 48% for the full y/e 31/03/2027.

EPC
B(49)





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.

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