MEADWAY COURT
STEVENAGE SG1 2EF

TO LET

FIRST FLOOR OFFICE SUITE AVAILABLE

UNIT 6B – 1,321 SQ FT (123 SQ M)



FEATURES

- Excellent rail service to London King's Cross (fastest journey time 19 minutes)
- Good access to junction 7 and 8 of the A1(M)
- Luton airport 10 miles away
- Suspended ceilings with recessed lighting
- Fully accessible raised floors
- Gas fired central heating
- Allocated car parking spaces
- Air-conditioning can be installed as part of agreement
- Kitchen facilities

MEADWAY COURT IS A MODERN OFFICE COMPLEX CONSTRUCTED AROUND AN ATTRACTIVE CENTRAL COURTYARD. THE BUILDINGS ARE ARRANGED OVER TWO AND THREE STOREYS WITHIN A LANDSCAPED SITE PROVIDING DEDICATED ONSITE CAR PARKING.

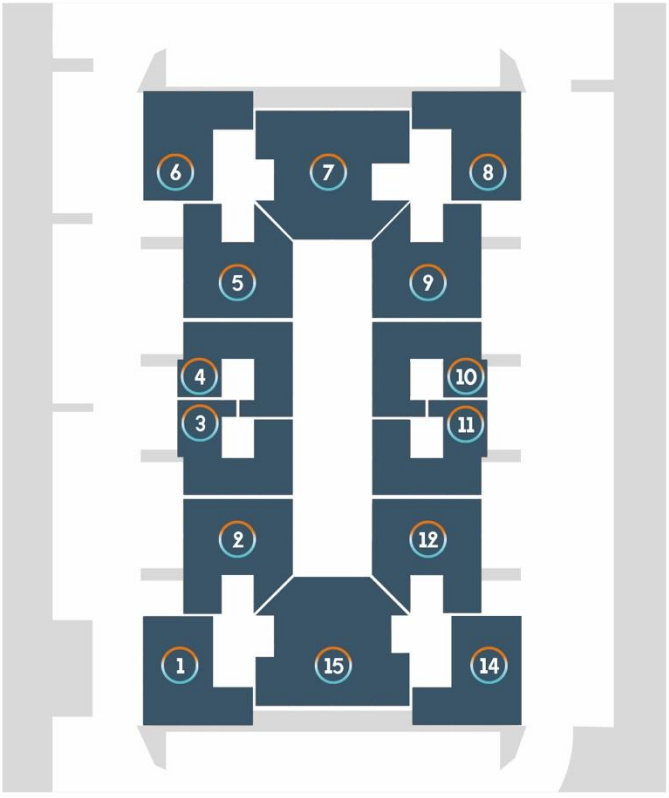
The development provides 14 self-contained buildings, some of which are available on a floor by floor basis. Unit 6 is a three-storey self-contained office building.

Meadway Court is situated in the main commercial area of Gunnels Wood Road with easy access to junctions 7 and 8 of the A1(M). The A1(M) provides access to junction 23 of the M25, 16 miles to the south.

Stevenage railway station benefits from Intercity rail services via the East Coast mainline providing access to London and the north of England and Scotland. Frequent services are available to London King's Cross (with a fastest journey time of approximately 19 minutes) and Moorgate (approximately 35 minutes). The railway station is approximately 12 minutes' walk from Meadway Court.

Floor	SQ FT	SQ M
First floor 6B	1,321	123

6 Parking spaces



LOCATION
Luton and Stansted Airports are 10 and 20 miles distant respectively with Heathrow approximately 45 miles away.

Stevenage Old Town is within walking distance of Meadway Court and provides a range of restaurants, pubs and cafes along with a selection of local occupiers and convenience stores including Waitrose and Tesco Express.

Stevenage Town Centre offers extensive retail amenities centred around the Westgate Shopping Centre and the transport hub including both the railway station and bus station.

TENURE
The accommodation is available on new full repairing and insuring leases, subject to a service charge to cover the cost of external common parts.

RENTAL
£21,800 per annum, exclusive of VAT

SERVICE CHARGE
Price on application

RATES
We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £23,500. The UBR for 2026/27 is 43.2p.

ENERGY PERFORMANCE CERTIFICATE
The Energy Performance Asset Rating is C-74.

VAT
Unless otherwise stated all prices and rents quoted are exclusive of VAT.

VIEWING
Please contact the joint agents:

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Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. February 2019
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