MEADWAY COURT
STEVENAGE SG1 2EF

TO LET

SELF-CONTAINED OFFICE BUILDING AT COMPETITIVE PRICE

UNIT 6 – 3,749 SQ FT (348.29 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
- Allocated car parking spaces
- Kitchen facilities
- Air conditioning can be installed as part of agreement

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.

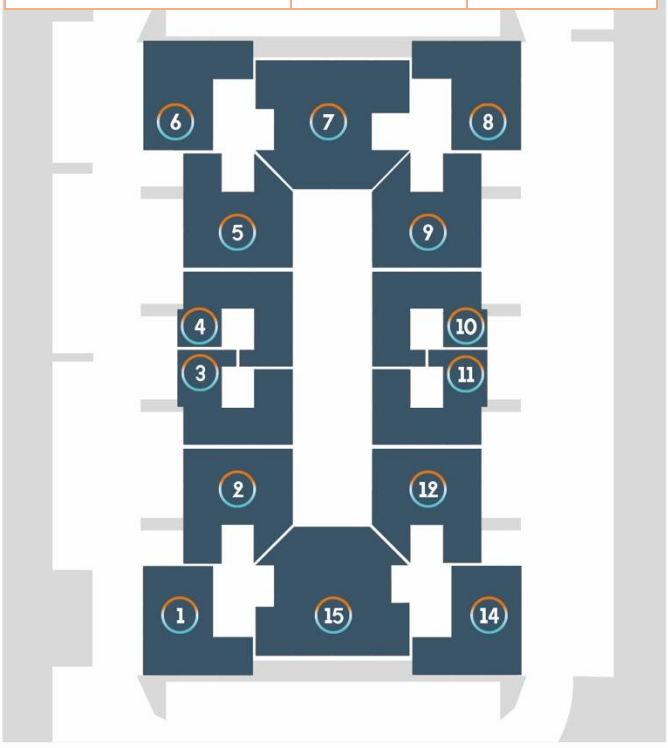
Unit 6 is available as a whole or on a floor-by-floor basis.

LOCATION

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.

Unit 6	SQ FT	SQ M
Ground floor	1,099	102.09
First Floor	1,325	123.09
Second Floor	1,325	123.09
Total	**3,749**	**348.29**



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 repair and insuring leases, subject to an estate service charge to cover the cost of external common parts.

RENTAL

£59,985 per annum, exclusive of VAT

PARKING

18 parking spaces

RATES

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable values are GF £19,000, FF £23,500, SF £24,750. The UBR for 2026/27 is 48.0p. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

SERVICE CHARGE

On application

EPC

The EPC asset rating is C-74. A copy of the EPC is available upon request.

VAT

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

VIEWING

Please contact the joint agents:

BROWN & LEE Property Consultants

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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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