MEADWAY COURT
STEVENAGE SG1 2EF

TO LET

TWO SMALL SELF-CONTAINED OFFICE SUITES
6 MONTHS RENT FREE SUBJECT TO PROMPT AGREEMENT
UNIT 8C – 737 SQ FT (68.46 SQ M)
UNIT 8D – 565 SQ FT (52.48 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
- Airconditioning to be installed
- Kitchen facilities
- Passenger lift

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.

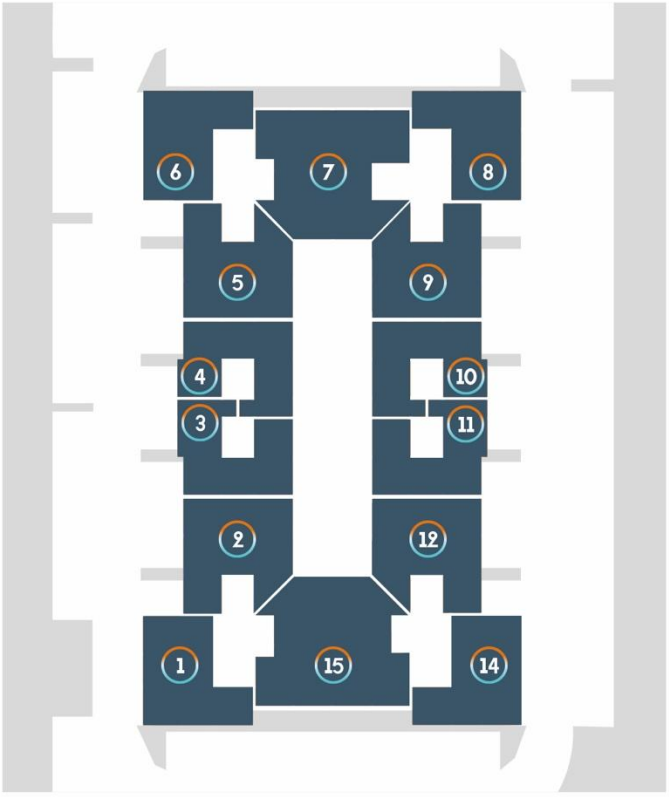
Units 8C and 8D are second floor office suites in a shared building.

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.

Second floor	SQ FT	SQ M
8C	737	68.46
8D	565	52.48
Total	1,302	120.95



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 internal and external common parts.

RENTAL

8C - £12,500 per annum, exclusive of VAT
8D - £9,600 per annum, exclusive of VAT

PARKING

8C – 3 spaces
8D – 2 spaces

RATES

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £TBC. The UBR for 2024/25 is 51.2p. 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

8C - £3,980 per annum, exclusive of VAT
8D - £3,050 per annum, exclusive of VAT

EPC

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:

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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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