

Stevenage TO LET

Room 7,
5th Floor Swinggate House
Stevenage, Herts
SG1 1XB

Estates,
Daneshill House,
Danestrete,
Stevenage,
Herts
SG1 1HN.

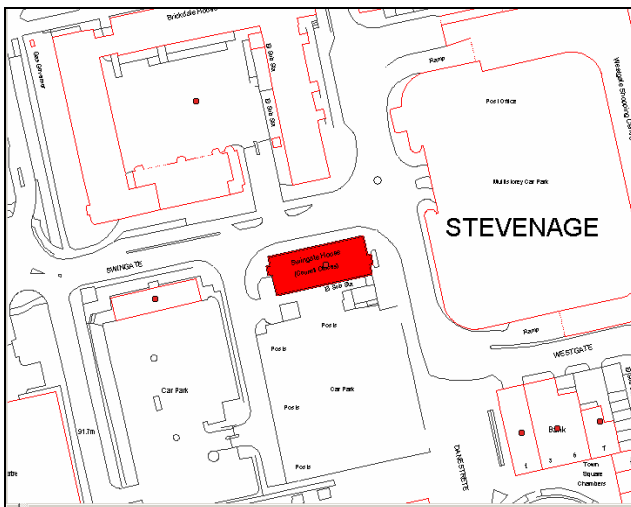
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Stevenage Borough Council give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make any representations or warranty whatsoever in relation to this property.

Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of statements contained in these particulars.



Office Accommodation
To Let
29.65 SQ M (320 SQ FT)

Stevenage
BOROUGH COUNCIL

Room 7, Fifth floor, Swingate House, Stevenage, SG1 1XB

Location

Stevenage is located 30 miles north of London. It has excellent road communications being at junctions 7 and 8 of the A1(M) and just 15 minutes from the M25. It is situated on the main East Coast London to Edinburgh railway line and London Kings Cross is a 20-minute journey away.

The office on offer is on 5th floor of Swingate House which is located in a prominent location within the Stevenage New Town overlooking the bus station and adjacent to the walkway leading to Stevenage railway station.

Accommodation

Room 7 comprises of a net internal area of 29.65 sq m (320 sq ft). There is an opportunity to let an adjacent office. See particulars for more details.

Features

- Passenger lift
- WC facilities
- Adjacent to central bus station
- Within walking distance of railway station

Lease Terms

A new 3 year internal repairing lease, subject to a service charge to cover the cost of external repair and decoration and internal common parts, repair, decoration and insurance. Contracted out of the Landlord & Tenant Act 1954 Part II.

Rent

NO PREMIUM PAYABLE

Offers in excess of £2,500 per annum exclusive of Value Added Tax.

Rent is payable quarterly in advance.

Rateable Value

The demise will be separately rated and the tenant will be responsible for payment of the business rates.

Service Charges

There will be a service charge of £5.50 per sq ft equating to £1,760 per annum in 2011/12 to cover the cost of upkeep of the external and internal common parts. The service charge will be increased annually by 3%.

Use

The premises have an existing B1 use class (Offices).

Possession

Vacant possession will be granted on completion of legal documentation.

Legal Costs

The Council's legal costs to be borne by the ingoing tenant.

Application Form to Apply to Lease

If you wish to apply to rent these premises, please obtain an application form from the Estates Division (See contact details below).

The council welcomes applications from all sections of the community.

Viewing

By appointment with the Estates Division at Stevenage Borough Council, Daneshill House, Danestrete, Stevenage, Herts SG1 1HN, telephone 01438 242821.

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