

GROUND FLOOR ATRIUM DANESHILL HOUSE

Danestrete, Stevenage,
Herts, SG1 1HN



TOWN CENTRE GROUND FLOOR OFFICES

7,668 sq ft (712.41 sq m)

TO LET

Brown & Lee

Chartered Surveyors

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Location

Stevenage is situated adjacent to junction 7 and 8 of the A1(M) and approximately 16 miles north of the M25.

Stevenage is located approximately 30 miles north of London, has excellent mainline railway lines with London Kings Cross (20 minutes travel time) and two international airports are within the vicinity at Luton and Stansted.

Description

The accommodation is provided on ground floor level within a Headquarters office building located in the town centre.

The offices provide mostly open plan layout with cellular offices and meeting rooms. There is a kitchen facility with break out/tea stations. Male, female and disabled WC facilities are also provided.

Accommodation

The accommodation provides a net internal area as follows:-

Total	7,668 sq ft	712.41 sq m
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Features

- Town Centre location
- Within walking distance of bus station and train station
- Direct train to London King's Cross in 20 minutes
- Attractive atrium style
- Predominately open plan with cellular offices with meeting rooms
- Kitchen facility
- Carpeted
- Break out/tea stations
- Reception
- Furniture available by separate negotiation
- Shared male, female and disabled WC facilities
- Air conditioning

Tenure

Our clients are able to offer a new 5 year full repairing and insuring lease outside the Landlord and Tenant Act 1954 with a rolling Landlord break from the end of year 3 onwards.

Rental

£99,500 per annum, exclusive.

Rates

Rates payable are £32,750 per annum.

Service Charge

The service charge is £32,750 per annum.

Energy Performance Certificate (EPC)

The energy performance certificate asset rating is D-94. Ref no: 1079-6090-1976-8446-9898.

VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.



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Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract.
All prices and rentals are quoted exclusive of VAT | **Regulated by RICS**

