

PART SECOND FLOOR PREMIER HOUSE

1-5 Argyle Way, Stevenage,
Herts, SG1 2AD



**MODERN OFFICE
ACCOMMODATION
WITH CAR PARKING WITHIN 5
MINUTES WALK OF STEVENAGE
RAILWAY STATION**

**1,892 sq ft
(175.8 sq m)**

TO LET

- Within 5 minutes walk of railway station
- Raised floors
- 8 person passenger lift
- Suspended ceiling with recessed lighting
- Entry phone system
- Shared WC facilities
- Kitchen facility
- Gas fired central heating system.

Brown & Lee
Chartered Surveyors

T: 01438 316655
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Location

Premier House is prominently located on Argyle Way close to its junction with Gunnels Wood Road approximately 2 miles from both junctions 7 and 8 of the A1(M).

Stevenage mainline railway station, with non-stop Intercity services to London King's Cross (fastest journey time 19 minutes), is an easy walk as is the central bus station and town centre.

Airport facilities are available at Luton (10 miles), Stansted (20 miles) and Heathrow (45 miles).

Description

Premier House is a modern purpose built three storey office building with onsite car parking.

The part second floor is available either as a whole or could potentially be split into smaller suites, subject to availability.

Accommodation

Office	Area (sq ft)	Area (sq m)	Parking Spaces
Office 1	904 sq ft	84.04 sq m	6 parking spaces
Office 2	465 sq ft	43.19 sq m	3 parking spaces
Office 3	223 sq ft	20.73 sq m	1 parking space
Office 4	239 sq ft	22.24 sq m	1 parking space
Kitchen	61 sq ft	5.64 sq m	

Total	1,892 sq ft	175.8 sq m
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Features

- Within 5 minutes walk of railway station
- Raised floors
- 8 person passenger lift
- Suspended ceiling with recessed lighting
- Entry phone system
- Shared WC facilities
- Kitchen facility
- Gas fired central heating system.



Tenure

The accommodation is available on a new full repairing and insuring lease with the ingoing tenant directly responsible for all internal repairs and responsible under a service charge for the cost of all other repairs.

Rental

Office	Rent	Service Charge	Total
Suite 1	£13,560	£8,588	£22,148
Suite 2	£6,975	£4,417	£11,392
Suite 3	£3,345	£2,118	£5,463
Suite 4	£3,585	£2,270	£5,855

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable values are as follows:-

£19,750 per annum

The UBR for 2019/20 is 50.4p in the £. 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.

Energy Performance Certificate (EPC)

The Asset Rating is D-76. Reference number: 0990-5981-0342-3720-2060.

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.



For further information, please contact: Daniel Musgrove

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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

