



SUPERB FIRST FLOOR OFFICE SUITE
2,299 SQ FT

Rent: £19.75 per sq ft per annum

Bank House
Primett Road
Old Stevenage
Hertfordshire
SG1 3EE

- Very attractive old town area
- Walking distance to station
- Air conditioned
- Raised access floors
- 8 Allocated car parking space with additional public parking next to the property.
- Category B Energy Rating

BANK HOUSE, PRIMETT ROAD, OLD STEVENAGE, HERTFORDSHIRE, SG1 3EE

LOCATION

Stevenage is the major office centre in North Headquarters and hosts several major headquarters facilities including those occupied by Fujitsu, Glaxo SmithKline, MBDA, Hertfordshire County Council and Airbus.

Stevenage is well located between junctions 7 and 8 of the A1(M) approximately 30 miles north of London and is the first inter-city rail link north of Kings Cross / St Pancras (shortest travel time 19 mins).

The property is located in the highly popular old town area next to the busy High Street where there are a range of retail, cafes and restaurants including Ask, Costa Coffee, Boots and Tesco Express.

Stevenage intercity station and the main town centre are within convenient walking distance.

ACCOMMODATION

Bank House is a distinctive headquarters style detached office building arranged over two floors with secure basement parking that occupies a prime position in the town.

The available accommodation which has just been refurbished forms part of the first floor on the South Wing with features that include the following;

- * Raised access floors
- * Air conditioning
- * Excellent natural lighting from full fenestration
- * Attractive entrance
- * Excellent location in Old Stevenage near to parks and restaurants

There are 8 allocated parking spaces with additional spaces available at the public car park next door.

FLOOR AREAS (approx. NIA)		Sq Ft
First Floor	South Wing Front	2,299
TOTAL		2,299

Car Parking Spaces	8
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TERMS

Available on a new lease for a term to be agreed. Rent £19.75 per sq ft.

There is a service charge for shared building costs. Electricity is separately metered.

All costs are subject to VAT where applicable.

BUSINESS RATES

Rateable Value to be separately assessed.

EPC

Energy Performance Certificate: Category B (47).

OTHER INFORMATION

Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified).



For further information please contact Davies & Co on 01707 274237

Clay Davies c.davies@davies.uk.com

Daniel Hiller d.hiller@davies.uk.com

Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

Davies
01707 274237