



Middlesex House, Rutherford Close, Stevenage, SG1 2EF

Modern 11,748 sq ft freehold office building in Stevenage, multi-let to four tenants with income and parking, available for £2,200,000!

Key Points

- Modern office block arranged over ground and first floor
- Let to four separate tenants benefiting from a WAULT of Circa 4 years to expiry
- Completion available in 6 weeks
- Capital values of £187.27 psf
- Comprising of 11,748 sq ft (1,091.4 sq m)
- Strong access to transport links
- VAT applicable
- Available for £2.2m, reflecting a Net Yield of 7.85%

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Summary

Available Size	11,748 sq ft
Price	£2,200,000 reflecting £187.27 psf capital values and 7.85% NIY, allowing for standard purchasers costs.
Estate Charge	In addition to the rental income there is an additional management fee of £11,500.00 the freeholder benefits from bringing total income to £195,023.00 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (39)

Description

Middlesex House is a modern detached office building prominently positioned on Rutherford Close within the established commercial area of Stevenage. The property provides well-configured office accommodation arranged over ground and first floors, extending to approximately 11,748 sq ft (1,091.4 sq m), and is currently divided into four self-contained office suites.

The building is multi-let to four separate occupiers, offering a diversified and sustainable income stream with a weighted average unexpired lease term of circa 4.5 years to expiry. The configuration of the accommodation provides flexibility for continued multi-let investment use, with potential future asset management opportunities.

The property further benefits from on-site parking and represents an attractive freehold office investment in a well-established and strategically connected commercial location.

Location

Stevenage is a town situated in Hertfordshire, approximately 30 miles north of central London. It serves as a key hub in the region, well-connected by road and rail, making it easily accessible for commuters and visitors alike. 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 (19 minutes) and the north of England and Scotland. Middlesex House is situated on the west side of Gunnels Wood Road, the main commercial area in Stevenage. The new GSK £400m life science camp is close by, which is due to create 5,000 new jobs in the next 10 years.

Occupiers close by include: Huws Gray, Costco and Europcar. Tenants within the estate include A2 Global Electronics \+ Solutions, Eurochange LTD amongst others.

Potential for future residential-led development opportunities.

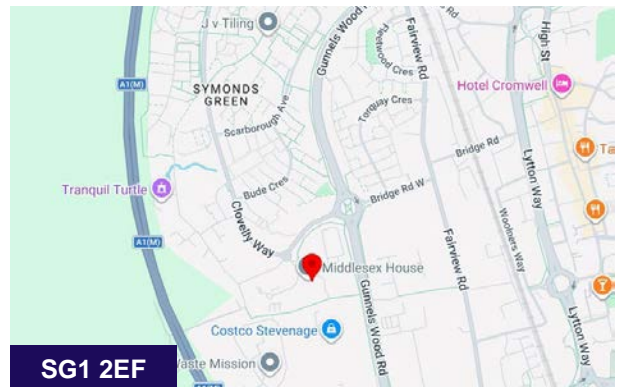
Accommodation

The accommodation comprises the following areas:

Demise	Tenant	SQ FT	Rent	Expiry
Ground - unit 1	Pearson Test Centre Ltd	2,949	£49,700 pa	5th March 2030
Ground - unit 2	Expert Access Solutions Ltd	2,943	£44,145 pa	28th Oct 2029
1st floor - unit 3	POhWER	2,955	£50,678 pa	21st Dec 2032
1st floor - unit 4	SKS Baker Watkins Ltd	2,901	£39,000 pa	1st March 2029
Total		11,748	£183,523 pa	

Income

The building is multi-let to four separate occupiers, with a weighted average unexpired lease term of circa 4.5 years to expiry, and generates £183,523 pa.



Get in touch



Sam Marks

020 7629 9050 | 07436060203
sammarks@johndwood.com



Craig Van Straten

020 7629 9050 | 07763 928238
craigvanstraten@johndwood.com



George Cracknell

07384 897647
georgecracknell@johndwood.com

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