



**Kings Court is located in the heart of Stevenage town centre,
within a 5 minute walk of Stevenage Station.**

Kings Court

London Road, Stevenage, SG1 2NG

Office

TO LET

4,000 to 11,585 sq ft

(371.61 to 1,076.28 sq m)

- Best in Class in Stevenage
- Refurbished office space with good natural light
- Dedicated external space
- Air conditioning (4 pipe fan coil), Suspended ceilings, LED lighting & Raised floors
- On site parking at a ratio of 1:293 sq ft.
- Secure cycle storage
- Reception and on-site management team

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Summary

Available Size	4,000 to 11,585 sq ft
Rent	Rent on application
Rates Payable	£8.65 per sq ft
Service Charge	£8.66 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

Kings Court is a purpose built office building extending to 68,104 sq ft and is arranged over lower ground, ground and four upper floors. The property was originally constructed in 1989 and has been substantially refurbished in recent years. The property is arranged in an 'L' shape configuration, and is set within its own self-contained 1.85 acre site with excellent on-site parking provisions.

Location

Kings Court is prominently situated on London Road, only 5 minutes' walk from Stevenage station. The town centre is a 5 minute walk from the property, providing a plethora of retail amenities and leisure facilities, including Westgate and Forum Shopping Centres.

The surrounding uses to Kings Court mainly provide a mixture of offices and residential buildings.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Upper Ground	11,585	1,076.28	Available
Total	11,585	1,076.28	

Terms

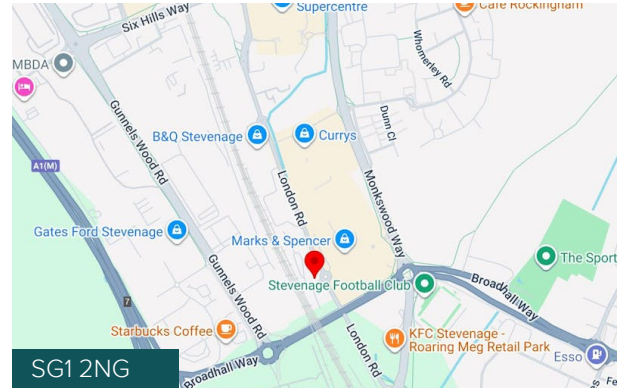
Available on a new lease, direct from the the Landlord for a term to be agreed.

Planning

The property benefits from user class 'E'.

EPC

The property has an EPC rating of B. A copy of the certificate is available upon request.



Viewing & Further Information



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