



KINGS COURT

STEVENAGE

High Quality Modern Office Space To Let
889 sq. ft. to 11,500 sq. ft.

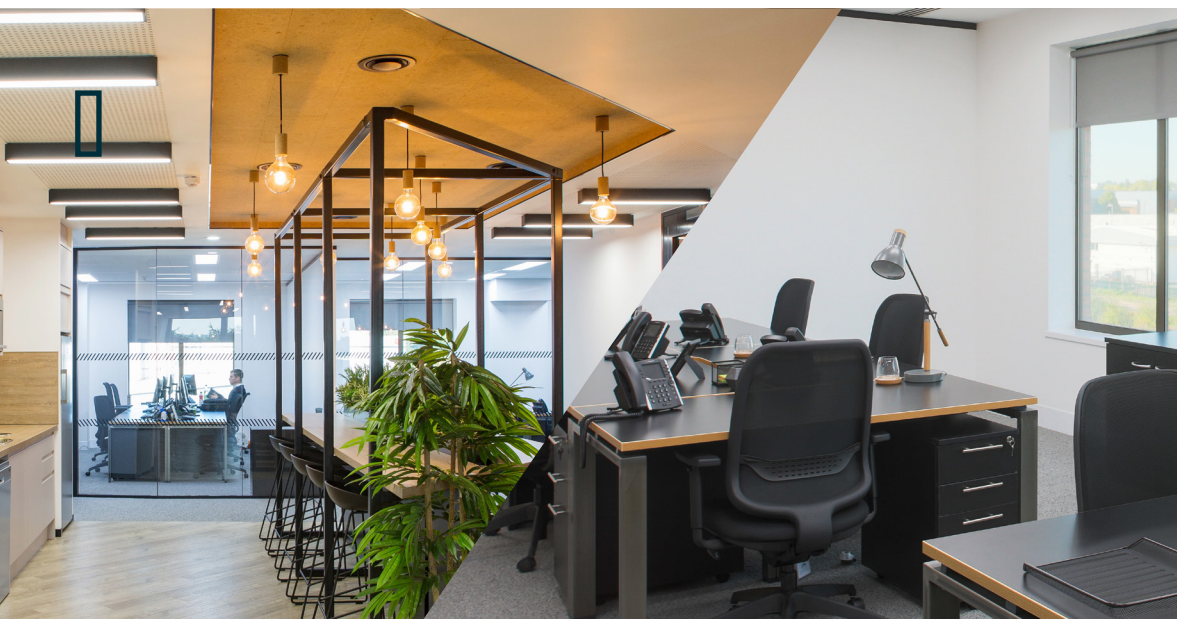


MANTLE

DESCRIPTION

Kings Court is a prestigious office building totalling 68,000 sq. ft., set in a prominent location in Stevenage town centre.

The third and fourth floor have been refurbished to a high standard and split up to provide accommodation starting from 831 sq. ft. Each suite has an allocated parking provision.



KEY FEATURES

- Four pipe comfort cooling
- Fully accessible raised floors
- Three automatic passenger lifts
- Suspended ceilings with recessed lighting
- Recently refurbished reception and common parts including WCs
- Excellent car parking ratio
- Within walking distance of town centre and railway station

TENURE

The accommodation is available on a new internal repairing and insuring lease subject to a service charge. Terms and rent on application.

RATES

See rates listing at www.tax.service.gov.uk/business-rates-find/search

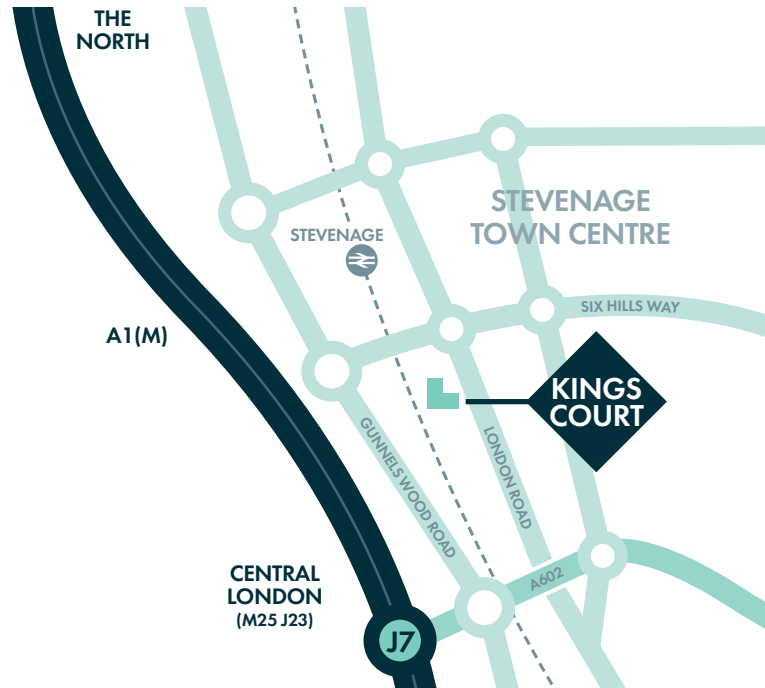
EPC

The Energy Performance Asset Rating is D-98.
A copy of the certificate is available upon request.

LOCATION

Kings Court is located in the heart of Stevenage, one of the key commercial centres in Hertfordshire, strategically located 30 miles north of Central London and 40 miles south-west of Cambridge. Situated between junctions 7 and 8 of the A1 (M), Stevenage is within 16 miles of the M25 (J23) and only 13 miles from London Luton airport.

The property is only 0.4 miles from the vibrant town centre and a 7-minute walk to the railway station. Stevenage mainline railway station benefits from high-speed intercity trains, offering fast and frequent services to London King's Cross (5 trains per hour and a fastest journey time of 19 minutes).



ACCOMMODATION

SUITE	SQ. FT.	STATUS	PARKING
1	2,000	LET	6 Spaces
2	831	LET	3 Spaces
3	992	AVAILABLE	3 Spaces
4	2,463	AVAILABLE	7 Spaces
5	913	AVAILABLE	4 Spaces
6	889	AVAILABLE	3 Spaces
7	915	AVAILABLE	3 Spaces
8	1,301	LET	4 Spaces



SUITE	SQ. FT.	STATUS	PARKING
1	6,639	LET	21 Spaces
2	5,320	AVAILABLE	16 Spaces





KINGS COURT

VIEWING

Viewing is strictly by appointment only.

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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.

Misrepresentation Act 1967: whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantees its accuracy nor is it intended to form part of any contract. The particulars are provided in good faith but any information should be confirmed before being relied upon.



LAND CHARTER

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