



SOLAR HOUSE

STEVENAGE • SG1 1YB



prime modern office space to let | 1,913 - 17,784 sq ft

Description

Solar House is a modern, self-contained office building providing 26,845 sq ft of well-appointed accommodation over three floors. The space is highly flexible, with availability from approximately 2,000 - 9,000 sq ft per floor.

The building features air conditioning, raised access floors, suspended ceilings, and Category 2 lighting throughout. With 97 car parking spaces, including disabled bays and EV charging points, it offers a strong parking ratio of 1 space per 277 sq ft.



Key benefits



Raised floors with
power and data



Suspended ceilings



Secure car park



Cat 2 lighting



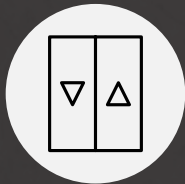
Air conditioning



Male, female and
disabled WCs



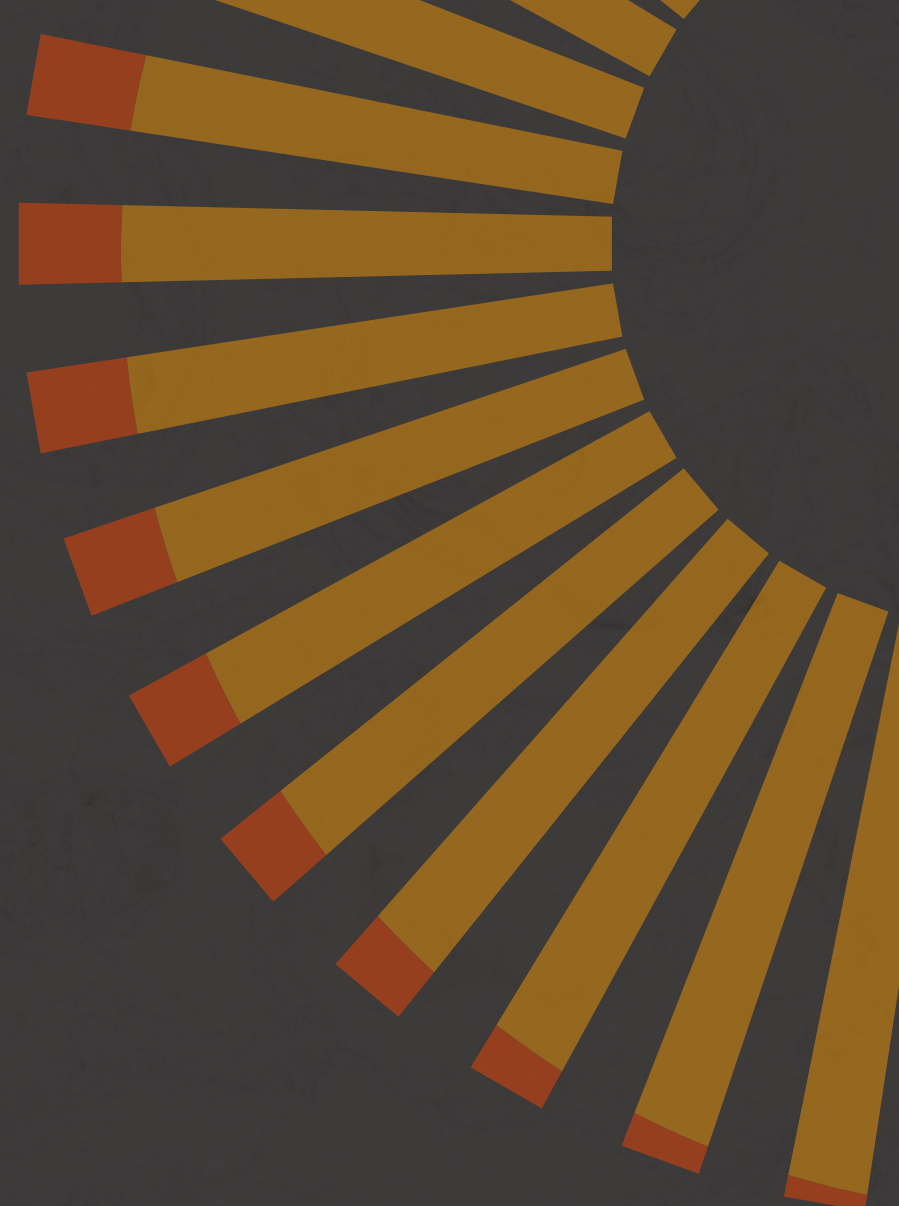
Parking ratio of
1:277 sq ft



Passenger lifts

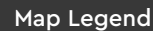


EV charging bays





Solar House is situated on Kings Way in Stevenage, nestled between Stevenage Leisure Park and the railway station. This prime location offers exceptional connectivity with Junction 7 of the A1(M) lying just 1.5 miles to the south, while Junction 23 of the M25 is approximately 15 miles further south, providing direct routes to London and the wider South East.



- 1 Roaring Meg Retail Park
- 2 Stevenage Leisure Park
- 3 Old town centre
- 4 New town centre
- 5 Asda



SOLAR HOUSE

KINGS CROSS

19 MINS

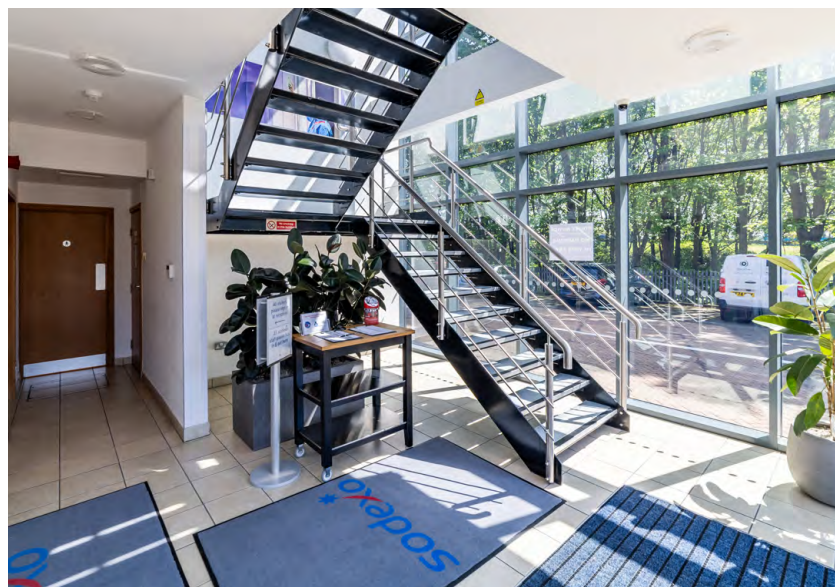


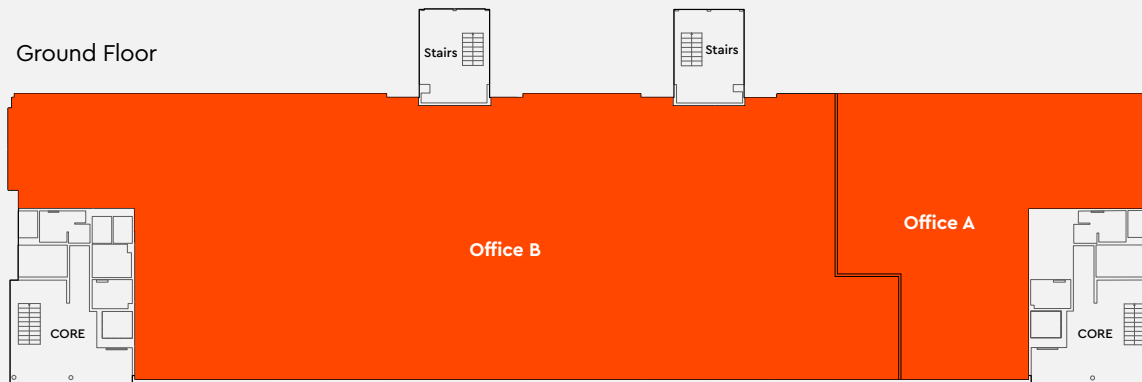
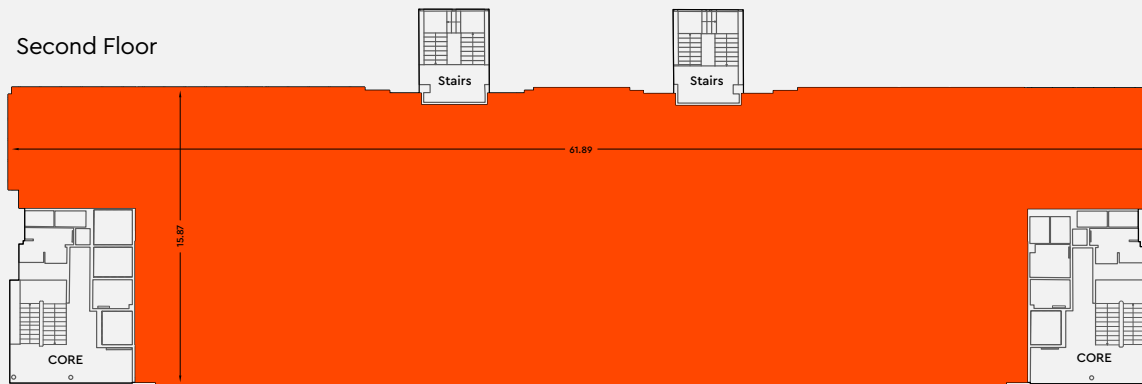
Solar House is located on Kings Way, just 0.7 miles from Stevenage town centre and approximately a **6-minute walk to Stevenage mainline railway station**. The station provides frequent high-speed services to London King's Cross / St Pancras, with up to 5 trains per hour and a fastest journey time of just 19 minutes — offering a quick and convenient commute into central London.



STEVENAGE TRAIN TIMES

	MINS
LONDON KINGS CROSS / ST PANCRAS	19
LONDON ST PANCRAS (INTERNATIONAL)	26
MOORGATE	36
CAMBRIDGE	38
PETERBOROUGH	51
BRIGHTON	105





Accommodation

Second Floor	846.4 sq m	9,111 sq ft
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Ground Floor

Office A	177.7 sq m	1,913 sq ft
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Office B	628.0 sq m	6,760 sq ft
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TOTAL NIA	1,652.1 sq m	17,784 sq ft
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For viewing and further information, please contact the sole agents:

**Lambert
Smith
Hampton**

Jay Moore

55 Wells Street, London, W1T 3PT

Mob: 07840 020072

Email: JAMoore@lsh.co.uk

Tom Pugh

Office K1 Witan Studios, 272 Witan Gate West, Milton Keynes, MK9 1EJ

Mob: 07938 737487

Email: TPugh@lsh.co.uk

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