

**PRIME MULTI LET OFFICE BUILDING**

Meadway Court

Rutherford Close, Stevenage, SG1 2EF

High Yielding Multi Let Attractive Office Building

2.04 Acre Site Area

Freehold For Sale

41,846 sq ft
(3,887.62 sq m)

- High Yielding Multi-let to 22 tenants providing immediate opportunity to increase the rental income.
- Attractive modern office building arranged as four interconnecting buildings
- Constructed around an attractive central courtyard
- 196 car parking spaces
- 2.04 acre site area
- Total current income: £616,053.96 pax
- Occupiers including Trustatrader.com, The Video Standards Council and Brown & Lee Surveyors
- SPV available to be purchased
- Stevenage is undergoing major £1 Billion regeneration programme

Summary

Available Size	41,846 sq ft
Price	Price on application
VAT	Applicable. The sale will be treated as a TOGC
Legal Fees	Each party to bear their own costs
EPC Rating	D

Location

Meadway Court is situated on Rutherford Close off Gunnels Wood Road. To the immediate south of the property on Gunnels Wood Road is the prime industrial location in Stevenage which hosts schemes such as The Gunnels Wood Park Estate. Gunnels Wood Road is an important location for industrial occupiers needing easy access to the Midlands and Southern Markets in the UK. Stevenage benefits from excellent road communications, with Junctions 7 and 8 of the A1(M) approximately 2 miles from Meadway Court. The A1(M) also provides further quick access to the M25, M1 and M11. Stevenage railway station is a short walk from the property and benefits from frequent services to London Kings Cross and Moorgate, with a travel time of approximately 19 mins and 35 minutes, respectively. Stevenage is also home to influential global occupiers including Airbus Defence and Space, Fujitsu, GSK and MBDA and has an increasing demand for life science occupiers.

Description

Meadway Court is a modern office complex constructed around an attractive central open courtyard. The building is arranged over two and three storeys within a landscaped area providing dedicated onsite car parking for 196 cars. The building is split up into 24 self-contained office suites all with their own self-contained entrance, benefitting from four passenger lifts, suspended ceilings, excellent natural light, gas central heating and air conditioning. The building also lends itself for future development.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Offices	15,573	1,446.78	Available
1st - Offices	20,916	1,943.16	Available
2nd - Offices	5,357	497.68	Available
Total	41,846	3,887.62	

Tenancies/ Income

The building is currently Let to 22 separate tenants on proportional Full Repairing & Insuring Leases for terms of 5- 10 years expiring from July 2026 to January 2036 at a total current rental income of £616,053.96 pax.

Five further units totalling 4,890 Sqft are currently vacant.

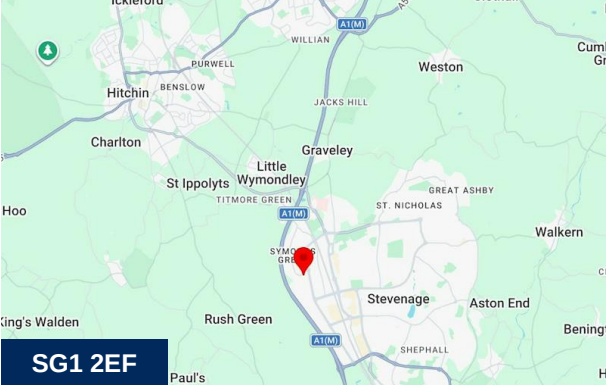
Once the building is fully Let ERV is £699,183.96 pax

Corporate Purchase

The property is held in a UK SPV which is available to acquire by way of a corporate transaction significantly reducing purchaser’s costs.

Freehold Price

Price Upon Application



Viewing & Further Information



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TOGC

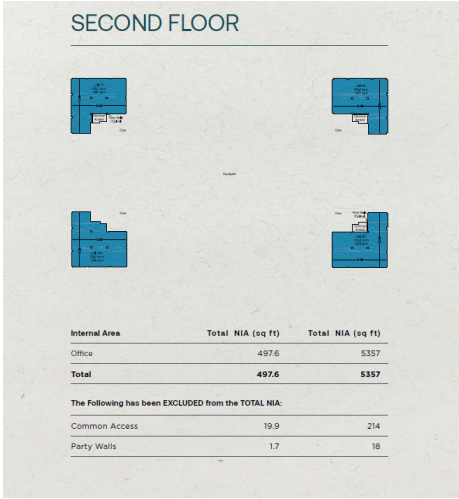
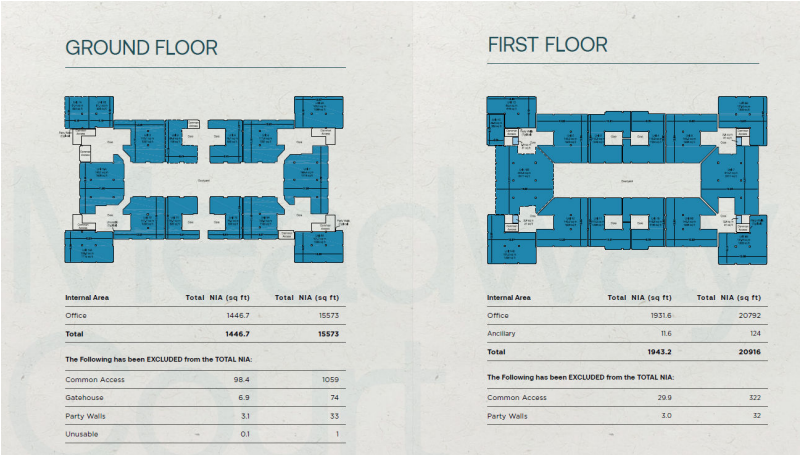
The sale will be treated as a TOGC.

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful purchaser.

Viewings

Strictly by appointment through owner’s Sole agents as above.



Tenancy	Area	Area Status	Term Length	Term Start Date	Term Expiry Date	Rent (£/annum) NET	Rent (£/frequency) NET	Rent Frequency
(28)								
Alina Homecare Stevenage Limited	Unit 6A 1,099 Sqft	Occupied	4 Months, 28 Days	24/07/2026	21/12/2026	£20,500.00	£5,125.00	English Quarter Days
Amaro Signalling Limited	Unit 3B 1,000 Sqft	Occupied	5 Years	24/05/2026	23/05/2031	£21,700.00	£5,425.00	English Quarter Days
Belmont & Knott Ltd	Unit 14C 1,413 Sqft	Occupied	5 Years	11/03/2024	10/03/2029	£23,314.50	£5,828.63	English Quarter Days
Brown & Lee Commercial Surveyors	Unit 15B 2,411 Sqft	Occupied	10 Years	01/02/2026	31/01/2036	£36,000.00	£9,000.00	English Quarter Days
Burgoyne Management Ltd	Unit 8A/B 2,404 Sqft		10 Years	23/07/2018	22/07/2028	£40,868.00	£10,217.00	English Quarter Days
Businessmagnet Limited	Unit 9B 1,509 Sqft	Occupied	5 Years	24/02/2025	23/02/2030	£25,653.00	£6,413.25	English Quarter Days
Future Youth Inspired	Unit 10 1,967 Sqft	Occupied	5 Years	15/05/2025	14/05/2030	£31,500.00	£7,875.00	English Quarter Days
Meadfleet Ltd	Unit 2 2,716 Sqft	Occupied	5 Years	30/07/2025	29/07/2030	£42,025.00	£10,506.25	English Quarter Days
Mercy Ships - U.K Limited	Unit 12 2,711 Sqft	Occupied	5 Years	31/10/2022	30/10/2027	£44,731.50	£11,182.88	English Quarter Days
Ogel IT Ltd	Unit 4 2,056 Sqft	Occupied	5 Years	24/10/2023	23/10/2028	£33,600.00	£8,400.00	English Quarter Days
Paragon 28 UK Ltd	Unit 7 4,085 Sqft	Occupied	5 Years	20/12/2022	19/12/2027	£69,445.00	£17,361.25	English Quarter Days
Partners in Support Ltd	Unit 11 2,035 Sqft	Occupied	5 Years	27/07/2022	26/07/2027	£30,525.00	£7,631.25	English Quarter Days
Pomroy Associates Limited	Unit 14A 1,115 Sqft	Occupied	4 Years, 13 Days	30/06/2026	12/07/2030	£18,397.50	£4,599.38	English Quarter Days
Re Accounts	Unit 1C 385 Sqft	Occupied	5 Years	01/08/2023	31/07/2028	£6,930.00	£1,732.50	English Quarter Days
Rephine Ltd	Unit 15A 1,508 Sqft	Occupied	5 Years	12/07/2024	11/07/2029	£26,400.00	£6,600.00	English Quarter Days
ReView Creative Ltd	Unit 14B 1,306 Sqft	Occupied	5 Years	01/11/2021	31/10/2026	£21,797.00	£5,449.25	English Quarter Days
ServiceTec Airport Services International	Unit 9A 1,080 Sqft	Occupied	5 Years	08/10/2024	07/10/2029	£23,056.96	£5,764.24	English Quarter Days
Susie Stefanou and Stelio Haralam	Unit 1B 550 Sqft	Occupied	5 Years	09/06/2023	08/06/2028	£9,900.00	£2,475.00	English Quarter Days
Swanton Community Services Limited	Unit 1A 553 Sqft	Occupied	5 Years	25/06/2025	24/06/2030	£9,400.00	£2,350.00	English Quarter Days
The Video Standards Council	Unit 1E 1,321 Sqft	Occupied	5 Years	20/09/2022	19/09/2027	£21,796.50	£5,449.13	English Quarter Days
TP Extrusions Ltd	Unit 1D 919 Sqft	Occupied	5 Years	30/01/2022	29/01/2027	£13,800.00	£3,450.00	English Quarter Days
Trustatrader.com Limited	Unit 5 2,710 Sqft	Occupied	5 Years	29/06/2025	28/06/2030	£44,715.00	£11,178.75	English Quarter Days
						£616,053.96		
Vacant Offices	Unit 8D 565 Sqft	Vacant						
	Unit 3A 958 Sqft	Vacant						
	Unit 6B 1,309 Sqft	Vacant						
	Unit 6C 1,321 Sqft	Vacant						
	Unit 8C 737 Sqft	Vacant						