

STATION PLACE

ARGYLE WAY | STEVENAGE | SG1 2AD

HIGH QUALITY OFFICES TO LET



CONTEMPORARY REFURBISHED OFFICE SPACE

Station Place is a modern office building ideally located next to Stevenage Station and a short walk to Stevenage Leisure Park.

The second floor comprises 4,224 sq ft, and provides a **recently refurbished** self contained office suite ready for immediate occupation.



PRIME LOCATION MODERN COMFORT



CENTRAL LOCATION
ADJACENT TO THE STATION
AND TOWN CENTRE



RECENTLY REFURBISHED
WITH NEW CARPETS



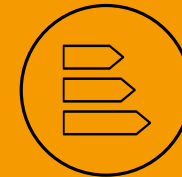
AIR
CONDITIONING



17 ALLOCATED PARKING
SPACES AT 1:248 SQ FT



EIGHT PERSON
PASSENGER LIFT



EPC B



SUSPENDED
CEILINGS



RECEPTION



LED LIGHTING



PERIMETER
TRUNKING

THE FORUM
SHOPPING CENTRE



STATION
PLACE

WESTGATE
SHOPPING CENTRE

STEVENAGE
LIFESTYLES

ASDA

STEVENAGE
LEISURE PARK

TESCO EXTRA

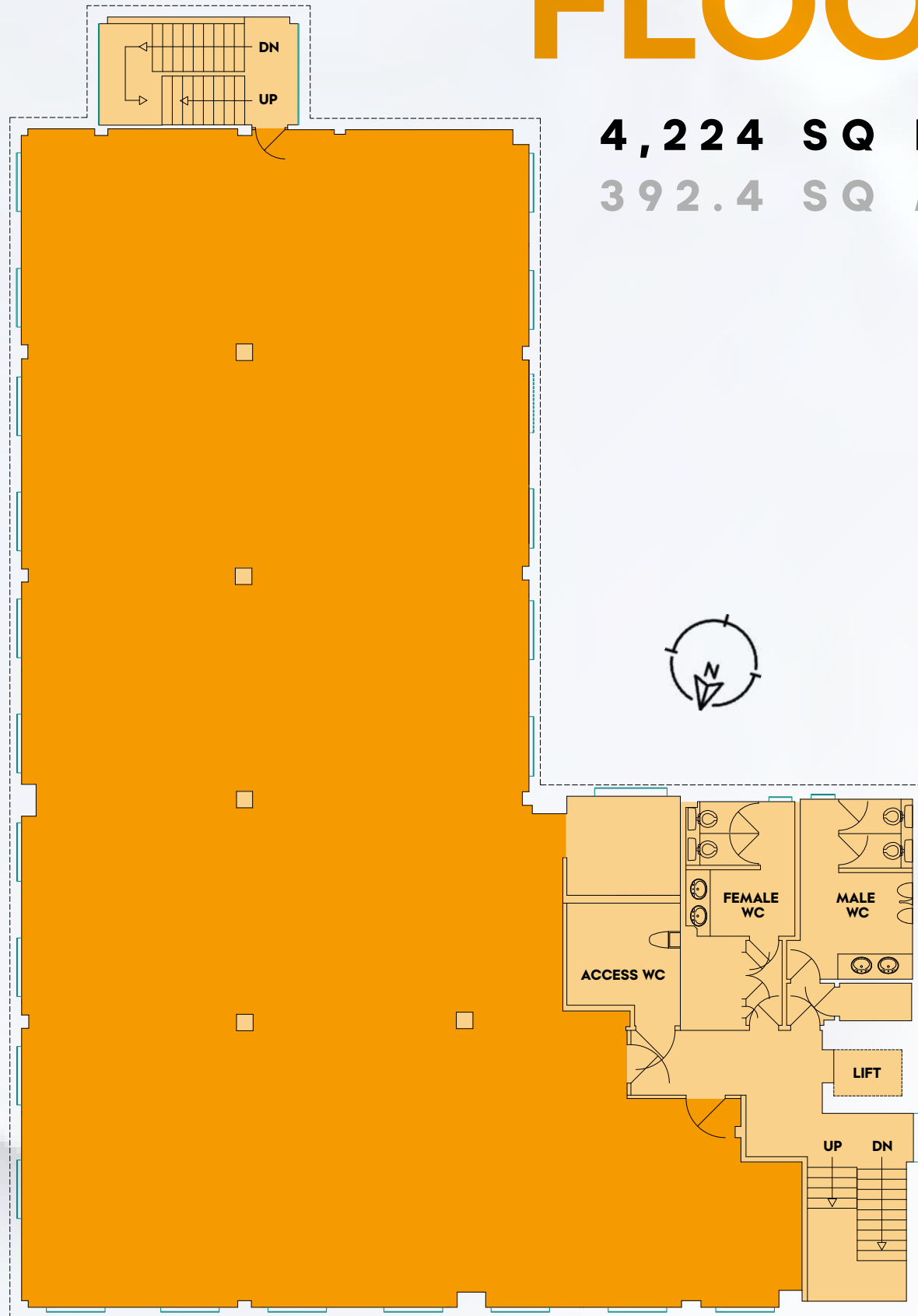
  STEVENAGE


2 MINS
TO
STATION



SECOND FLOOR

4,224 SQ FT
392.4 SQ M

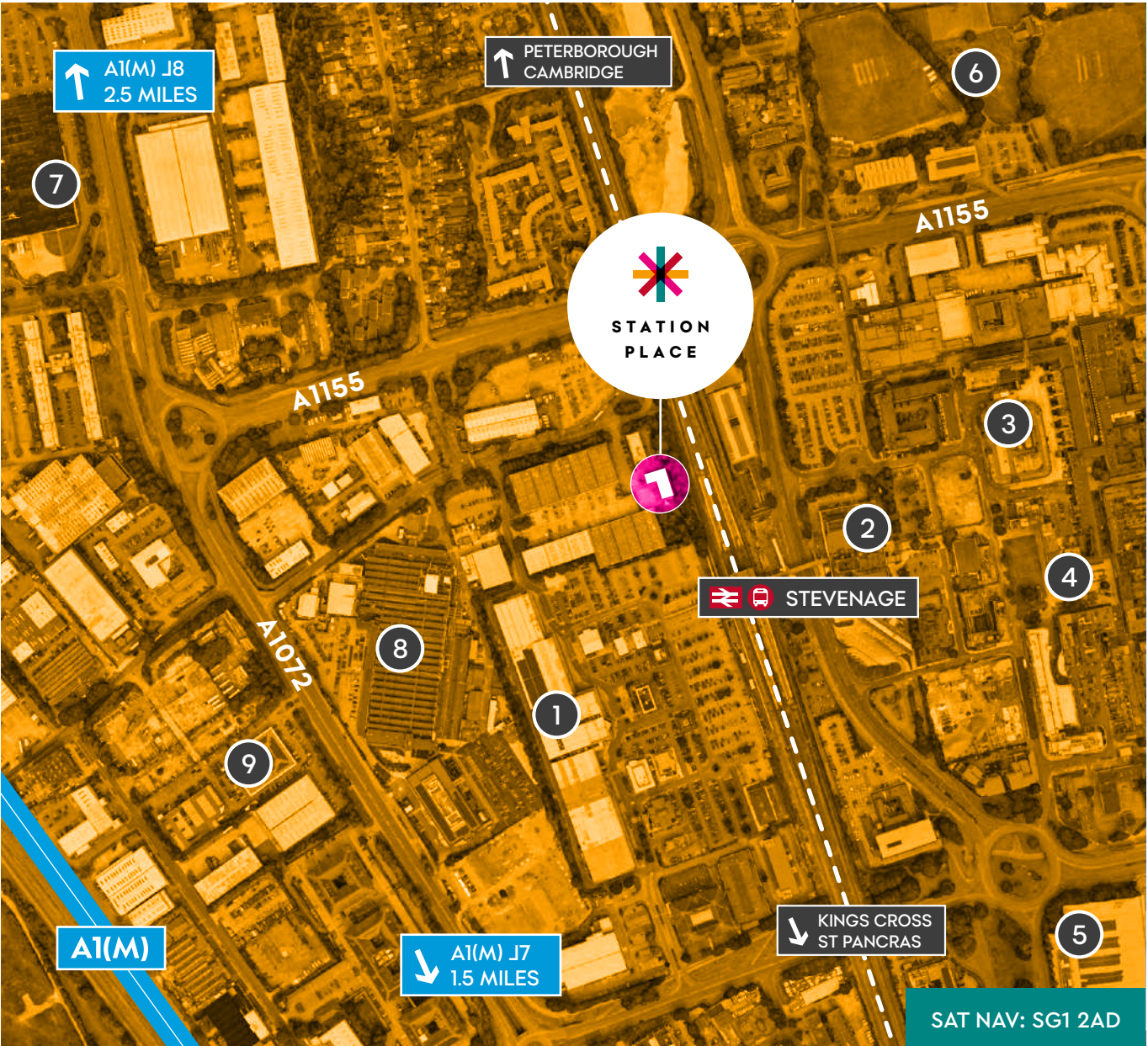


FIT OUT PLAN





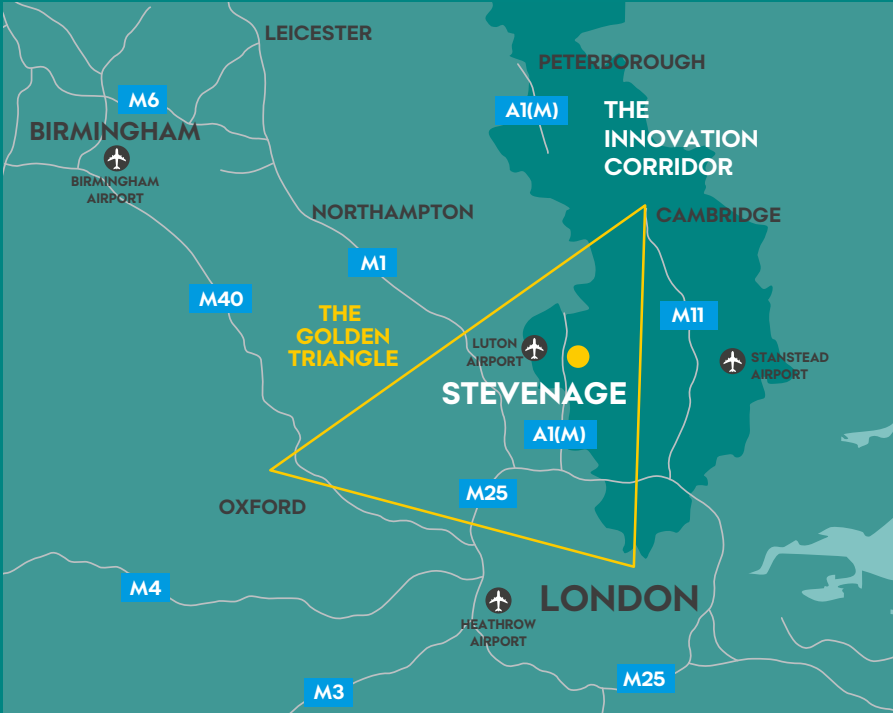
CENTRALLY LOCATED



- | | | |
|----------------------------|-----------------------------------|-----------------|
| ① STEVENAGE LEISURE PARK | ④ TOWN CENTRE | ⑦ COSTCO |
| ② STEVENAGE LIFESTYLES | ⑤ ASDA | ⑧ AIRBUS |
| ③ WESTGATE SHOPPING CENTRE | ⑥ KING GEORGE V RECREATION GROUND | ⑨ MERCEDES BENZ |

Station Place sits within a popular business district for a whole range of occupiers including traditional office tenants as well as next generation science & technology communities.

Its strategic location provides access via major road and rail routes to London, Cambridge and Harlow. For international travel, be it leisure or business, three airports are within 45 minutes via the A1 (M) & M25. For those who like to commute by foot or bicycle, Stevenage has 40km of segregated cycling and footpaths making it a safe and easy place to navigate.



SITTING AT THE HEART OF THE UK INNOVATION CORRIDOR

JUST 19 MINUTES FROM LONDON & 37 MINUTES FROM CAMBRIDGE

KINGS CROSS 19 MINS



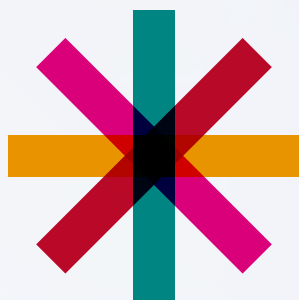
THE PROPERTY IS ONLY ½ MILE FROM
THE VIBRANT TOWN CENTRE AND ONLY A
2 MINUTE WALK TO THE RAILWAY STATION

STEVENAGE MAINLINE RAILWAY STATION
BENEFITS FROM HIGH-SPEED INTERCITY
TRAINS, OFFERING FAST AND FREQUENT
SERVICES TO LONDON KING'S CROSS /
ST PANCRAS (5 TRAINS PER HOUR AND A
FASTEST JOURNEY TIME OF 19 MINUTES)

STEVENAGE TRAIN TIMES

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





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OUTGOINGS

Full details of occupational costs are available on request.

EPC - B Rating

VIEWING

For further details or to arrange a viewing,
please contact the sole agent:

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