



STE04, Cavendish Road, Stevenage SG1 2DY

TO LET

High Quality Offices With Excellent
Parking

6,771 - 19,010 Sq Ft
(629 - 1,766 Sq M)

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DESCRIPTION

STE04 is a well located three storey office building with an excellent parking provision.

Offering flexible floorplates the offices provide good quality space and benefit from air conditioning, metal tiled suspended ceilings, full access raised floors, shower facilities, passenger lifts, and 24 hour security.

- ✓ **Air conditioning**
- ✓ **Full access raised floors**
- ✓ **Generous parking provision of approximately 1:281 sq ft**
- ✓ **On site cafe**
- ✓ **24 hour security**
- ✓ **Close proximity to the A1(M) (J7 & J8)**



LOCATION

Situated on Gunnels Wood Road, the offices are excellently positioned with the A1 in close proximity and Stevenage railway station also within walking distance, providing access to London in approximately 30 minutes.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
1st floor West Wing (North)	6,771	629
2nd Floor West Wing (South)	12,239	1,137
Total	19,010	1,766

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

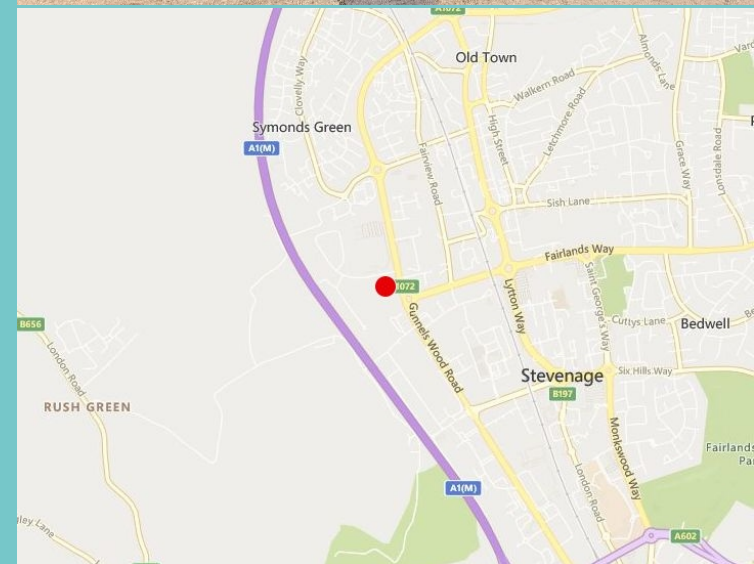
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available by way of a new full repairing and insuring lease at a quoting rent of £16.50 per sq. ft.

EPC
D-100



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VIEWING & FURTHER INFORMATION

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