



Abel Smith House, Gunnels Wood Road, Stevenage, SG1 2ST

TO LET

High Quality Ground Floor Offices

8,071 - 17,102 Sq Ft
(750 - 1,589 Sq M)

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DESCRIPTION

Abel Smith House is a high quality 3 storey office building prominently situated on Gunnels Wood Road with on site car parking.

The available suite is on the ground floor providing a large open plan floor plate with excellent natural light.

- ✓ Large open plan floor plate with good natural light
- ✓ VAV Air conditioning
- ✓ Suspended ceiling with recessed lighting
- ✓ Full accessed raised floors with floor boxes
- ✓ 100 allocated car spaces at a ratio of c. 1:171 sq ft

LOCATION

Abel Smith House is ideally situated for access to the A1(M) between junctions 7 and 8, with the M25 15 miles to the south. The town centre and the mainline rail station are under 15 minutes' walk, providing a host of leisure amenities and a fast train to London Kings Cross in under 25 minutes.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor East	8,071	750
Ground Floor West	9,031	839
Total	17,102	1,589

Consideration will be given to splitting the suites, subject to terms.

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 on a new FRI lease from the Landlord on terms to be agreed. Quoting rent £18.50 per sq ft.

EPC C-59



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VIEWING & FURTHER INFORMATION

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