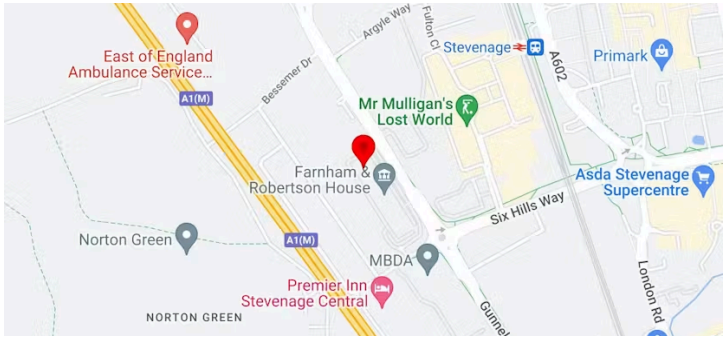


Lambert Smith Hampton

Gunnels Wood Road, Stevenage, SG1 2ST

Office To Let | 6,134 to 24,099 sq ft

High quality office suites with excellent parking, ideally situated for access to the mainline station and A1(M).



Key Points

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

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 suites are on the ground and first floor providing a large open plan floor plate with excellent natural light.

Accommodation

Name	sq ft	sq m	Availability
Ground - East	8,071	749.82	Available
Ground - West	9,031	839.01	Available
1st - Part 1st Floor	6,997	650.04	Available
Total	**24,099**	**2,238.87**	

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.

Summary

- Business rates: £7 per sq ft
- Service charge: £9.66 per sq ft Estimated
- EPC: D (87)
- Lease: New Lease

Further information

- View details on our website
- View Microsite

Contact & Viewings



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