

# Kings Court Stevenage SG1 1XW

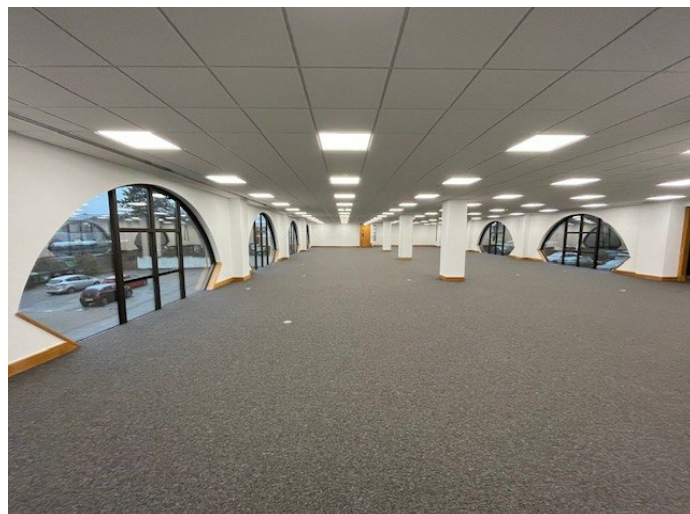


## To Let

Very High Specification Fully Fitted Headquarters Offices

**7,593 – 19,665 Sq Ft (Net) Approx.**

- Prime location close to station
- Available Q1 2024
- Grade B EPC Rating



# King's Court, London Road, Stevenage SG1 1XW

## STEVENAGE

Stevenage is the major office centre in north Hertfordshire which includes headquarters facilities occupied by Fujitsu, Glaxo SmithKline, Airbus, MBDA and IET.

Stevenage is located between junctions 7 and 8 of the A1(M) approximately 30 miles north of Central London.

It is the first inter-city rail-link north of Kings Cross to which it offers a superb service with a shortest journey time of just 19 minutes.

The town has a major pedestrianised town centre including most major multiples, a major Leisure Park including a cinema and David Lloyd, a major out-of-town retail park (close by) at Roaring Meg and the attractive old town area offering a range of specialty shops, pubs and restaurants. There is an ASDA supermarket opposite.

Stevenage benefits from a highly integrated network of dual carriageways with a segregated pedestrianized route direct to the station.

The town is also served by two regional airports with Luton 15 miles to the West, and Stansted is 29 miles to the East.

## LOCATION

The property occupies a prime location in an imposing setting on the edge of the town centre close to Stevenage intercity railway station.

The site is famous for its six romano-british burial mounds aligned along the old Roman road which passes in front of the property.

The site is framed by handsome Cedars of Lebanon.

## DESCRIPTION

A very imposing HQ office building of approximately 68,000 sq ft in an L shape floor plan with an impressive central entrance area.

The building has a high-quality interior design scheme with central service core including three passenger lifts and a manned reception.

A major new entrance area is being created.

It has brick elevations with glazed design features.

There are high quality male and female toilets off each landing and a shower.

## FEATURES

- Attractive reception area
- Full access raised floors
- Four pipe fan coil air-conditioning
- Active onsite management
- Additional serviced offices and meeting rooms.

## FLOOR AREA (NIA)

|              |                     |
|--------------|---------------------|
| Level O      | 7,595 sq ft         |
| Garden Floor | 12,070 sq ft        |
| <b>Total</b> | <b>19,665 sq ft</b> |

## TERMS

On new leases to be agreed.

## SERVICE CHARGE

There is a service charge covering all the shared costs of the building including energy which is currently £9.77 psf pa.

## AVAILABILITY

January 2024.

## INSPECTION

Please contact Mike Davies / Clay Davies / Daniel Hiller (m.davies@davies.uk.com / c.davies@davies.uk.com)/ d.hiller@davies.uk.com) or telephone 01707 274237.

## NOTES

Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified).

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).

Energy Performance Certificate to be upgraded to Category B