

## UNIT 6B MEADWAY COURT

Stevenage  
Hertfordshire  
SG1 2EF



# TO LET.

**First floor self-contained office suite with 6 car parking spaces**

1,321 SQ FT (123 SQ M)



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## Location

Luton and Stansted Airports are 10 and 20 miles distance respectively with Heathrow approximately 45 miles away. Stevenage Old Town is within walking distance of Meadway Court and provides a range of restaurants, pubs and cafes along with a selection of local occupiers and convenience stores including Waitrose and Tesco Express. Stevenage Town Centre offers extensive retail amenities centred around the Westgate Shopping Centre and the transport hub including both the railway station and bus station.

## Description

Meadway Court is a modern office complex constructed around an attractive central courtyard. The buildings are arranged over two and three storeys within a landscaped site providing dedicated onsite car parking.

The development provides 14 self-contained buildings, some of which are available on a floor by floor basis.

Unit 6 is a three-storey office building occupying a corner location and benefiting from natural light from three elevations. There is shared access from the ground floor entrance lobby to each self-contained office suite.

Unit 6B is a self-contained office located on the first floor.

Meadway Court is situated in the main commercial area of Gunnels Wood Road with easy access to junctions 7 and 8 of the A1(M). The A1(M) provides access to junction 23 of the M25, 16 miles to the south.

Stevenage railway station benefits from Intercity rail services via the East Coast mainline providing access to London and the north of England and Scotland.

Frequent services are available to London King's Cross (with a fastest journey time of approximately 19 minutes) and Moorgate (approximately 35 minutes). The railway station is approximately a 12 minute walk from Meadway Court.

## Accommodation

### Floor

First	1,321 sq ft	123 sq m
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## Features

- Excellent rail service to London King's Cross (fast journey time 19 minutes)
- Good access to junction 7 and 8 of the A1(M)
- Luton airport 10 miles away
- Passenger lifts provided in the three storey buildings
- Suspended ceilings with recessed lighting
- Recently refurbished
- Fully accessible raised floors
- Gas fired central heating
- 6 Allocated car parking spaces
- Male, female and disabled WCs
- Kitchen facilities

## Tenure

The accommodation is available by way of an assignment on a full repairing and insuring lease, expiring 4th November 2025. subject to a service charge to cover the cost of internal and external common parts.

## Rental

£21,797 per annum, exclusive of VAT.

## Service Charge

The service charge budget for 2023/24 is £16,700.35 per annum, exclusive.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value for 6B is £17,500. The UBR for 2023/24 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

## Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

## Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

