

**SECOND FLOOR KESTREL HOUSE**

Primett Road  
Stevenage  
Hertfordshire  
SG1 3EE



**TO LET.**

**OFFICE SUITE  
TO BE REFURBISHED BY THE LANDLORD**

714 SQ FT (66.33 SQ M)



**For further information please contact: Halli Rutter**

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### Location:

Stevenage Old Town is an attractive office location providing both multiple and specialist retail outlets, several public houses and restaurants. Old Town occupiers include Tesco Express, Costa Coffee, Subway, Pizza Hut and many independent occupiers.

The Old Town benefits from close proximity to Stevenage Train Station, with a journey time of approx. 25 minutes to Central London. The A1(M) is approximately 2km away from the property.

Kestrel House is situated on Primett Road overlooking Rookery Yard, adjacent to the High Street and a Stevenage Borough Council car park.

### Description:

The property is part of a purpose-built courtyard office scheme known as Rookery Court.

Kestrel House is a three-storey office building providing individual office suites on all floors.

### Accommodation:

The approximate net useable areas are as follows:

#### Second Floor

|        |           |            |
|--------|-----------|------------|
| Office | 714 sq ft | 66.33 sq m |
|--------|-----------|------------|

Some parts of the property have restricted height and access.

### Features

- 1 Parking space
- Fully carpeted throughout
- Gas fired central heating
- Air-conditioning
- LED lighting
- Double glazed
- Entry phone system
- Kitchenette
- Located within Stevenage Old Town and within walking distance of local facilities and mainline railway station

### Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

### Rental

£11,800 per annum, exclusive.

### Service Charge

£3,280 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 is £7,700. 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 the 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.

