



**MEADWAY COURT**  
STEVENAGE SG1 2EF

## TO LET

**GROUND AND FIRST FLOOR OFFICE SUITE WITH  
8 CAR PARKING SPACES**

**UNIT 4 – 2,058 SQ FT (191.27 SQ M)**



## FEATURES

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

**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.**

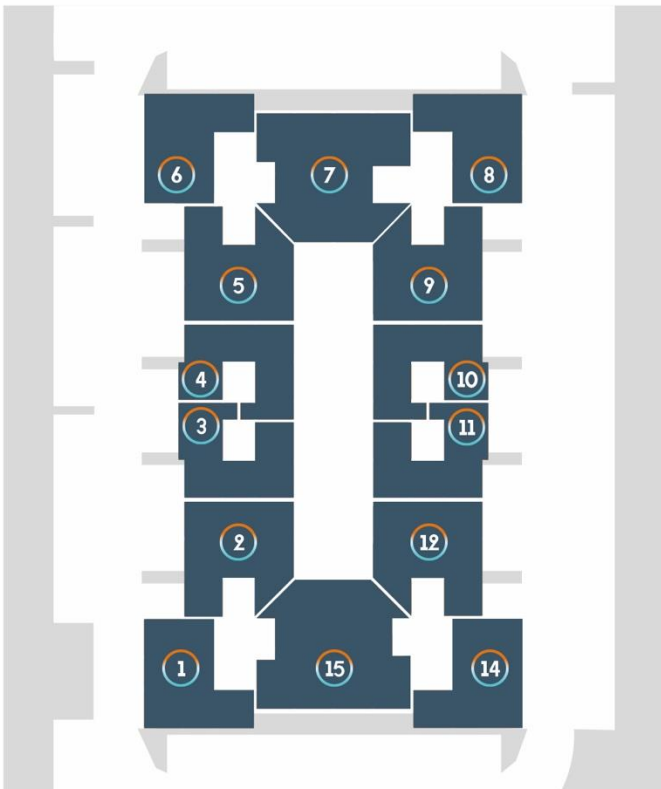
Unit 4 is a self-contained ground and first floor office premises located in a modern development which provides 14 self-contained buildings.

**LOCATION**

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 12 minutes walk from Meadway Court.

Accommodation	SQ FT	SQ M
Ground Floor	833	77.45
First Floor	1,225	113.82
Total	2,058	191.27



Luton and Stansted Airports are 10 and 20 miles distant 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.

**TENURE**

The accommodation is available on new full repairing and insuring leases, subject to a service charge to cover the cost of internal and external common parts.

**RENTAL**

£36,000 per annum, exclusive of VAT

**RATES**

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £26,500.

The UBR for 2022/23 is 51.2p. 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.

**SERVICE CHARGE**

The service charge for 2023 is £2,892.59 per annum, exclusive of VAT

**EPC**

A copy of the EPC is available upon request.

**VAT**

Unless otherwise stated all prices and rents quoted are exclusive of VAT.

**VIEWING**

Please contact the joint agents:

**BROWN & LEE**  
Property Consultants



**Daniel Musgrove**  
DD: 01438 794586  
M: 07966 144131  
[daniel.musgrove@brownandlee.com](mailto:daniel.musgrove@brownandlee.com)

**bf**  
brasier freeth  
01707 392080  
[brasierfreeth.com](http://brasierfreeth.com)

**Graham Ricketts**  
DD: 01707 396734  
M: 07841 235185  
[graham.ricketts@brasierfreeth.com](mailto:graham.ricketts@brasierfreeth.com)