

9 WALKERN ROAD

Stevenage Old Town
Hertfordshire
SG1 3QD



TO LET.

**FIRST FLOOR OFFICE ACCOMMODATION OR WHOLE BUILDING
AVAILABLE IN POPULAR OLD TOWN LOCATION WITH CAR
PARKING**

1,598 SQ FT – 3,027 SQ FT
(148 SQ M - 281.21 SQ M)



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Location

The accommodation is situated at the northern end of the Old Town in Walkern Road, close to its junction with High Street and adjacent to the Cromwell Hotel.

The Old Town is an attractive office location, providing multiple shops occupied by national retailers and local occupiers. The Old Town also benefits from hotels, public houses and restaurants. The town benefits from good communications via junction 7 and 8 of the A1(M). Junction 10 of the M1 is approximately 12 miles away at junction 23 of the M25, is approx. 15 miles away. Stevenage Railway Station provides excellent links to London Kings Cross, approx. 20 minutes.

Description

The property is a two-story detached office building which was built in the early 1980's. There is parking to the flank side of the property approximately 6 spaces in total.

The first floor is available separately and has a separate kitchen facility. There are shared WC facilities on both floors.

Accommodation

The approximate net useable areas are as follows:

First Floor

Open plan office	1,598 sq ft	148 sq m
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Whole building

Office	3,027 sq ft	281.21 sq m
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Features

- Air-conditioning
- Suspended ceilings
- Double glazed windows
- 6 Car parking spaces
- Shared WC facilities
- Kitchen facility to each floor
- Within walking distance from Old Town

Tenure

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

Rental

First floor - £23,970 per annum, exclusive.

Whole building - £45,405 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £24,500 pa for the ground floor and £25,500 pa for the first floor. 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)

The EPC assessment is D-87. 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.

