

SECOND FLOOR OSPREY HOUSE

Primett Road
Stevenage
Hertfordshire
SG1 3EE

INCENTIVES AVAILABLE



TO LET.

**SECOND FLOOR OFFICE SUITE IN TOWN CENTRE LOCATION
TO BE REFURBISHED BY THE LANDLORD**

1,106 SQ FT (102.82 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.

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

Description:

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

The second-floor office suite is available and provides open plan office space with own demised kitchen and air-conditioning. The common areas have also been newly redecorated.

Accommodation:

The approximate net useable areas are as follows:

First Floor

Office	1,106 sq ft	102.82 sq m
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Features

- 2 Parking spaces
- Air-conditioning
- Fully carpeted throughout
- Gas fired central heating
- LED lighting
- Double glazed
- Entry phone system
- Demised 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

£17,695 per annum, exclusive.

Service Charge

£6,291 per annum, exclusive

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £13,250. The UBR for 2024/25 is 54.6p 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 asset rating is B-47. A copy of the EPC is available on 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.

