



**SECOND FLOOR OSPREY HOUSE**

Primett Road  
Stevenage  
Hertfordshire  
SG1 3EE



**TO LET.**

**REFURBISHED OFFICE SUITE IN TOWN CENTRE LOCATION**

1,106 SQ FT (102.82 SQ M)



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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 refurbished 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:

### Second 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

Year 1 - £7,750 per annum, exclusive.

Thereafter - £15,500 per annum, exclusive.

## Service Charge

£5,857 per annum, exclusive.

## Buildings Insurance

£620 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 £13,250. The UBR for 2025/26 is 55.5p 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.





