

**GROUND FLOOR RIGHT OSPREY HOUSE**

Primett Road  
Stevenage  
Hertfordshire  
SG1 3EE



**TO LET.**

**GROUND FLOOR OFFICE SUITE IN TOWN CENTRE LOCATION**

688 SQ FT (63.98 SQ M)



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

T: 01438 794594

E: [halli.rutter@brownandlee.com](mailto:halli.rutter@brownandlee.com)

M: 07384 460022

W: [www.brownandlee.com](http://www.brownandlee.com)

**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 ground 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:**

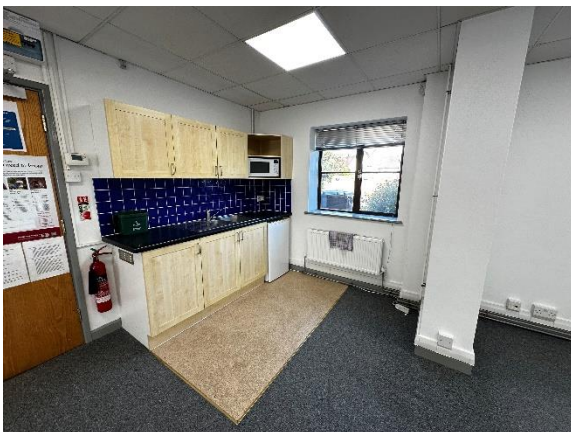
The approximate net useable areas are as follows:

**First Floor**

Office	688 sq ft	63.98 sq m
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**Features**

- 1 Parking space
- 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**

£11,950 per annum, exclusive.

**Service Charge**

£2,742.92 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 £11,750. 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.

