



**MEADWAY COURT**  
STEVENAGE SG1 2EF

## TO LET

**GROUND AND FIRST FLOOR OFFICE  
WITH 10 CAR PARKING SPACES**

**UNIT 10 – 1,967 SQ FT (182.73 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
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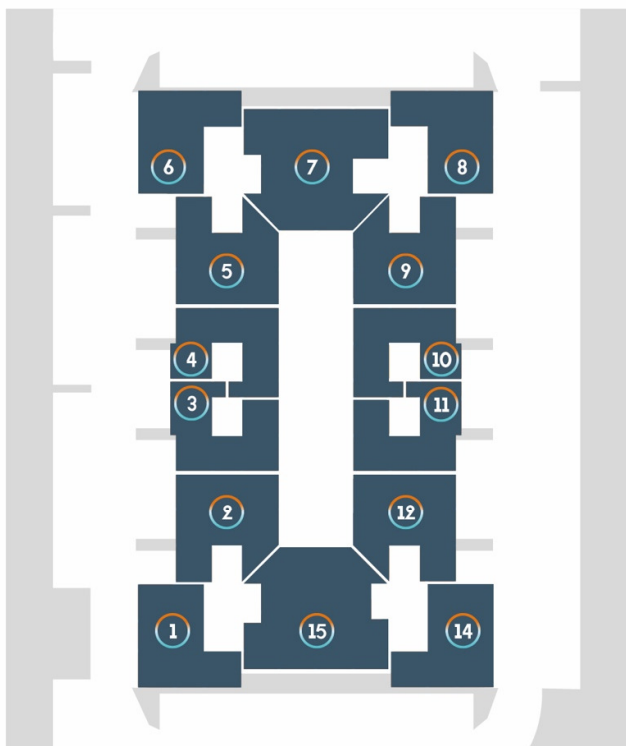
**MEADWAY COURT IS A MODERN OFFICE COMPLEX CONSTRUCTED AROUND AN ATTRACTIVE CENTRAL COURTYARD. THE BUILDINGS ARE ARRANGED OVER TWO AND THREE STOREYS WITHIN A LANDSCAPED SITE PROVIDING DEDICATED ONSITE CAR PARKING.**

The development provides 14 self-contained buildings, some of which are available on a floor by floor basis. Unit 10 is a two-storey self-contained office building.

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.

Floor	SQ FT	SQ M
<b>Ground &amp; First</b>	1,967	182.73
<b>Total</b>	1,967	182.73



**LOCATION**

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 external common parts.

**RENTAL**

£33,439 per annum, exclusive of VAT

**SERVICE CHARGE**

The service charge for 2024 is £2,701.13 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 for 10 is £26,250. The UBR for 2023/24 is 51.2p.

**ENERGY PERFORMANCE CERTIFICATE**

EPCs are available on request.

**VAT**

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

**VIEWING**

Please contact the joint agents:

**BROWN & LEE**  
Property Consultants



**Halli Rutter BA (Hons) AssocRICS**  
DD: 01438 794594  
M: 07384 460022  
E: halli.rutter@brownandlee.com

**bf**  
brasier freeth  
01707 392080  
brasierfreeth.com

**Graham Ricketts**  
DD: 01707 396734  
M: 07841 235185  
E: graham.ricketts@brasierfreeth.com