

FALCON HOUSE

Primett Road, Stevenage,
Hertfordshire, SG1 3EE



OFFICE SUITES
OLD TOWN LOCATION

267 sq ft – 4,161 sq ft
(24.8 sq m – 386.6 sq m)

TO LET INDIVIDUALLY OR AS A WHOLE

Brown & Lee
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Location

Stevenage Old Town is an attractive office location providing both multiple and specialist retail outlets, banking facilities and a number of public houses and restaurants including Costa Coffee and Pizza Express.

Falcon House is situated in a prominent position along Primett Road overlooking the Waitrose car park.

The property is part of a courtyard scheme known as Rookery Court and is within 15 minutes walk of Stevenage mainline railway station.

Description

Falcon House is a three storey office building providing 6 individual office suites available individually or combined.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

Parking

Office 1 (Left)	267 sq ft	24.8 sq m	1 space
Office 2 (Right)	945 sq ft	87.8 sq m	2 spaces

First Floor

Parking

Office 3 (Left)	678 sq ft	63 sq m	1 space
Office 4 (Right)	874 sq ft	81.2 sq m	2 spaces

Second Floor

Parking

Office 5 (Left)	606 sq ft	56.3 sq m	1 space
Office 6 (Right)	791 sq ft	73.5 sq m	1 space

Total

Total net useable area	4,161 sq ft	386.6 sq m
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Features

- Fully carpeted throughout
- Gas fired central heating supplemented with air conditioning (in places)
- Entry phone system
- Shared WC facilities
- Shared kitchen facility
- Passenger lift
- Located within Stevenage Old Town and within walking distance of mainline railway station
- Parking

Tenure

The suites are available by way of subletting through an existing lease ending December 2024. The combined suites may be available as a whole building for a new lease term to be agreed directly from the landlord.

Rental

Office 1 (Left)	£4,950 per annum, exclusive
Office 2 (Right)	£15,600 per annum, exclusive
Office 3 (Left)	£11,200 per annum, exclusive
Office 4 (Right)	£14,500 per annum, exclusive
Office 5 (Left)	£10,000 per annum, exclusive
Office 6 (Right)	£13,100 per annum, exclusive

Service Charge

There will be a service charge to cover the running costs of the building. This will be charged at £5.30 psf. This is to include water, gas and electric.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £47,500 as a whole. The UBR for 2020/21 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 current Energy Performance Certificate asset rating is D-94. Ref no: 9720-3033-0949-0800-1825.

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.



For further information, please contact either:

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Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract.
All prices and rentals are quoted exclusive of VAT | Regulated by RICS

