

**TO LET**  
**FIRST FLOOR OFFICES**  
**16.37 SQ M (176 SQ FT)**  
**TO**  
**334.93 SQ M (3,605 SQ FT)**



**PREMIER HOUSE**  
**1-5 ARGYLE WAY**  
**STEVENAGE**  
**HERTS SG1 2AD**

See important notice overleaf

**01438 816396**

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## PREMIER HOUSE, 1-5 ARGYLE WAY, STEVENAGE, HERTS SG1 2AD

**DESCRIPTION & SITUATION** Premier House is prominently located on Argyle Way close to its junction with Gunnels Wood Road approximately 2 miles from both Junctions 7 and 8 of the A1(M). Stevenage mainline station servicing London's Kings Cross (22 minutes) is within easy walking distance as is the central bus station and town centre.

Premier House is a modern purpose built three storey office building and all the available suites are on the first floor.

- FEATURES**
- RAISED FLOORS**
  - 8 PERSON PASSENGER LIFT**
  - ENTRY PHONE SYSTEM**
  - GENEROUS CAR PARKING**
  - SHARED MEETING ROOM FACILITY**
  - FULLY CARPETED**

**FLOOR AREAS** Floor areas are based on a net internal area and are approximate only.

	(sq m)	sq ft
Suites 1 and 2	39.85 sq m	429 sq ft
Suite 3	74.41 sq m	801 sq ft
Suite 4	97.55 sq m	1,050 sq ft
Suite 5	16.37 sq m	176 sq ft
Suite 10	106.75 sq m	1,149 sq ft
<b>Total Net Internal Area</b>	<b>334.93 sq m</b>	<b>3,605 sq ft</b>

**TERMS** The suites to be let on new leases for a term to be agreed.

**RENT** £10 per sq ft per annum exclusive

**RATES** To be advised.

**LEGAL COSTS** Each party is to be responsible for their own legal costs.

**VIEWING** Strictly by appointment through  
**BOWYER BRYCE**  
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