

TO LET NEW QUALITY BUSINESS CENTRE OFFICES

FROM 9 SQ M (100 SQ FT)
TO 80 SQ M (861 SQ FT)



THE BUSINESS AND TECHNOLOGY CENTRE BESSEMER DRIVE, STEVENAGE HERTFORDSHIRE SG1 2DX

See important notice overleaf

01438 816396

bowyerbryce.co.uk

The Business & Technology Centre
Bessemer Drive, Stevenage, Herts SG1 2DX
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Also at:

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T: 020 8367 5511
F: 020 8366 0818

50 Conduit Street
London
W1S 2YT
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**DESCRIPTION
& SITUATION**

Stevenage is a major commercial centre some 30 miles north of Central London between Junctions 7 and 8 of the A1(M). Major occupiers include GlaxoSmithKline, MBDA, Aviva, Fujitsu, Astrium, IEE, DuPont, Belfair and The Wine Society. Stevenage Station provides a fast service to London Kings Cross (circa 15 minutes). Luton and Stansted Airports are approximately 10 and 25 miles away respectively.

This new state of the art building is a purpose built complex incorporating quality office space together with a range of conference and meeting room facilities and an on site bistro overlooking an enclosed courtyard and seating area.

FEATURES

- **EXTENSIVE CAR PARKING**
- **MANNED RECEPTION**
- **24 HOUR ACCESS SEVEN DAYS A WEEK**
- **SECURITY PATROLS**
- **ON SITE QUALITY BISTRO**
- **CONFERENCE/MEETING ROOM FACILITIES**
- **BROADBAND CONNECTION**
- **UP TO FIVE HOURS FREE USE OF MEETING ROOMS PER MONTH**

**ADDITIONAL
SERVICES**

- **BUSINESS SUPPORT INCLUDING BUSINESS, FINANCE AND LEGAL ADVICE**
- **TRAINING**
- **NETWORKING AND MENTORING OPPORTUNITIES**
- **MAIL BOX SERVICES**
- **PERSONALISED TELEPHONE ANSWERING**

FLOOR AREAS

See attached availability schedule.

TERMS

The quoted rents include building insurance and onsite parking but exclude rates and VAT

RENT/PRICE

See attached availability schedule

VIEWING

Strictly by prior appointment through
BOWYER BRYCE

Prop Ref: 011797

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Important Notice

Bowyer Bryce (Surveyors) Ltd for themselves, any joint agent and for the seller(s) or landlord(s) of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (iv) No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc, and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations.
- (v) All rents and prices quoted are exclusive of VAT (if chargeable).

AVAILABILITY

FIRST FLOOR

Suite F02	575 sq ft	£1,429.35 per month exclusive of VAT
Suite F03	779 sq ft	£1,937.50 per month exclusive of VAT
Suite F04	563 sq ft	£1,397.60 per month exclusive of VAT
Suite F05	768 sq ft	£1,913.93 per month exclusive of VAT
Suite F06	563 sq ft	£1,397.60 per month exclusive of VAT
Suite F07	558 sq ft	£1,388.25 per month exclusive of VAT
Suite F15	199 sq ft	£409.80 per month exclusive of VAT
Suite F17	196 sq ft	£398.25 per month exclusive of VAT
Suite F18	131 sq ft	£264.49 per month exclusive of VAT
Suite F19	196 sq ft	£403.43 per month exclusive of VAT
Suite F23	200 sq ft	£396.30 per month exclusive of VAT
Suite F25	193 sq ft	£397.05 per month exclusive of VAT
Suite F30	131 sq ft	£264.49 per month exclusive of VAT
Suite F35	245 sq ft	£593.61 per month exclusive of VAT
Suite F36	192 sq ft	£394.35 per month exclusive of VAT
Suite F37	294 sq ft	£604.28 per month exclusive of VAT
Suite F40	261 sq ft	£540.70 per month exclusive of VAT
Suite F51	387 sq ft	£796.05 per month exclusive of VAT
Suite F52	131 sq ft	£264.49 per month exclusive of VAT

GROUND FLOOR

Suite G03	563 sq ft	£1,397.50 per month exclusive of VAT
Suite G09	295 sq ft	£606.18 per month exclusive of VAT
Suite G19	581 sq ft	£1,282.05 per month exclusive of VAT
Suite G27	161 sq ft	£252.41 per month exclusive of VAT
Suite G28	283 sq ft	£582.45 per month exclusive of VAT
Suite G34	130 sq ft	£295.35 per month exclusive of VAT
Suite G35	245 sq ft	£470.70 per month exclusive of VAT

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