

TO LET

NEW HIGH QUALITY OFFICES WITH EXTENSIVE PARKING

FROM 4,532 SQ FT (421 SQ M)
TO 9,428 SQ FT (875.9 SQ M)



**BUSINESS TECHNOLOGY CENTRE
BESSEMER DRIVE
STEVENAGE, HERTS SG1 2DX**

See important notice overleaf

01438 816396

bowyerbryce.co.uk

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BUSINESS TECHNOLOGY CENTRE, BESSEMER DRIVE, STEVENAGE, HERTS SG1 2DX

DESCRIPTION & SITUATION

The available accommodation provides either part or the entire second floor of this new office block fitted to a high standard with large cellular office rooms and with the benefit of excellent natural light and air conditioning. This floor forms part of a new state of the art building which boasts a range of conference and meeting room facilities together with an on site quality bistro overlooking an enclosed courtyard and seating area solely for the use of occupiers of the building.

Stevenage is a major commercial centre some 30 miles north of Central London between Junctions 7 and 8 of A1(M). Major occupiers include GlaxoSmithKline, MBDA, Aviva, Fujitsu, Astrium, IEE, DuPont, Betfair, Wine Society. The Business and Technology Centre commands a bold position on the corner of Gunnels Wood Road and Bessemer Drive being one of the main commercial thoroughfares of the area. Stevenage Station provides high speed train services to the north of England and Scotland together with a fast frequent service to and from Kings Cross (approx 15 minutes). In addition there is an electrified service to Moorgate with a journey time of approximately 35 minutes. Luton and Stansted Airports are approximately 10 and 25 miles away respectively whilst Heathrow Airport is approximately 45 miles distant.

FEATURES

- BRAND NEW GRADE A SPECIFICATION
- COMFORT CONDITIONING (AIR CONDITIONING).
- RAISED FLOORS
- ESTATE SECURITY
- EXTENSIVE CAR PARKING
- FULLY DDA (Disability Discrimination Act) COMPLIANT
- FITTED KITCHEN
- PASSENGER LIFT
- 24/7 ACCESS

FLOOR AREAS

Floor areas are gross internal and approximate only

	sq m	(sq ft)
Second Floor Office Suite	875.9	9,428

Consideration will be given to splitting the floor to provide office suites from 421 sq m (4,532 sq ft)

TERMS

To be let on a new full repairing and insuring lease for a term to be agreed.

RENT

Upon application.

RATES

To be advised.

LEGAL COSTS

Both parties' reasonable legal costs are to be borne by the ingoing tenant.

VIEWING

Contact
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