

**TO LET**

**MODERN REFURBISHED OFFICES**

**WITH GOOD PARKING**

**FROM 465 SQ FT (43.2 SQ M)**

**UP TO 4,624 SQ FT (429.56 SQ M)**



**NIALL HOUSE**

**24-26 BOULTON ROAD**

**STEVENAGE SG1 4QX**

*See important notice overleaf*

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## NIALL HOUSE 24-26 BOULTON ROAD STEVENAGE SG1 4QX

### DESCRIPTION & SITUATION

The premises comprise a modern two storey office building constructed in 1986 and the available refurbished offices are located on both ground and first floors which can be made available as a whole or in suites.

Niall House is located in the Pin Green industrial and business area of Stevenage approximately 7 minutes drive from either junction 7 or 8 of the A1M with quick access to the M1 and M25. Stevenage main line railway station provides regular services to London and Kings Cross approximately 25 minutes. Luton and Stansted Airports are within approximately 20 and 40 minutes driving time respectively.

### FEATURES

- GENEROUS PARKING SPACES**
- MODERN PROFESSIONAL OFFICES**
- PERIMETER TRUNKING**
- RECENTLY REFURBISHED**
- HALF GLAZED INTERNAL BLIND PARTITIONING**
- DOUBLE GLAZING**
- KITCHENETTE FACILITIES**
- GAS FIRED CENTRAL HEATING**
- SUSPENDED CEILINGS WITH CATEGORY 2 LIGHTING**
- CARPETING THROUGHOUT**
- LANDSCAPED AREAS TO EXTERIOR**
- GOOD NATURAL LIGHT**

### FLOOR AREAS

All dimensions and areas are approximate only

Ground floor suite 3	84.72	sq m	912	sq ft
Ground floor suite 4	50.72	sq m	546	sq ft (can vacate)
1 <sup>st</sup> floor suite 1	88.71	sq m	955	sq ft
1 <sup>st</sup> floor suite 2	43.2	sq m	465	sq ft
1 <sup>st</sup> floor suite 3	162.21	sq m	1,746	sq ft

Please note all offices suites are available individually or in combinations. All with entrance door & facilities.

**Total Area** **429.56 sq m 4,624 sq ft**

### TERMS

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

### RENT

£11.00 per sq ft pa excl.

### RATES

To be advised

### LEGAL COSTS

Each party is responsible for their own legal costs.

### VIEWING

Contact

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### Important Notice

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(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.

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