

TO LET

TWO STOREY REFURBISHED OFFICES

84.07 SQ M (905 SQ FT)



**33 JULIANS ROAD
STEVENAGE
SG1 3ES**

See important notice overleaf

01438 816396

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33 JULIANS ROAD, STEVENAGE, SG1 3ES

DESCRIPTION & SITUATION

The premises comprise a self contained two storey office building which is currently undergoing extensive refurbishment to include all the following new items: windows, front door and lobby, ceiling with integral lighting, cloakroom facilities, carpeting and electric storage heaters. The building forms part of a courtyard of commercial buildings and the courtyard itself will be resurfaced with brick pavements.

The premises are located on the south side of Julians Road close to its junctions of Orchard Road to the west and the A602 Lytton Way to the east which provides direct access to both junctions 7 and 8 of the A1M. For staffing considerations the property being close to Lytton Way provides regular bus services to Stevenage overground station which provides regular services to London and Kings Cross (approx 25 mins) also within a five minute walk is the quaint shopping and restaurant area of Old Stevenage. The airports at both Luton and Stansted are within approximately 20 and 40 mins driving time respectively.

FEATURES

- CURRENTLY UNDERGOING EXTENSIVE REFURBISHMENT
- NEW WINDOWS
- NEW FRONT DOOR AND LOBBY
- NEW CEILING WITH INTEGRAL LIGHTING
- NEW ELECTRIC STORAGE HEATERS
- NEW CARPETING
- NEW CLOAKROOM FACILITIES
- PRIVATE CAR PARKING

FLOOR AREAS

All dimensions and areas are approximate only.

	(sq m)	sq ft
Ground floor offices	40.00 sq m	431 sq ft
First floor offices	44.02 sq m	474 sq ft
Total Area	84.02 sq m	905 sq ft

TERMS

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£10,850 per annum exclusive (£12 per sq ft) SUBJECT TO CONTRACT

RATES

To be assessed.

LEGAL COSTS

Each party is to be responsible for own legal costs.

VIEWING

Strictly by appointment through
BOWYER BRYCE
Ian Harding or Simon Scott
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