



**EXCEPTIONAL CHARACTER OFFICES IN STEVENAGE OLD TOWN**  
**1,651 SQ FT**

**Price: £430,000 + VAT**

Unit E  
Mindenhall Court  
High Street  
Stevenage  
SG1 3UN

- Recently refurbished with an exceptional internal and external aesthetic
- 4 parking spaces
- Underfloor heating on ground floor
- Suitable for a wide range of uses - subject to planning
- Potential for residential conversion - subject to planning

## UNIT E , MINDENHALL COURT, HIGH STREET, STEVENAGE, SG1 3UN

### Location

Stevenage is the major office centre in North Headquarters and hosts several major headquarters facilities including those occupied by Fujitsu, Glaxo SmithKline, MBDA, Hertfordshire County Council and Airbus.

Stevenage is well located between junctions 7 and 8 of the A1(M) approximately 30 miles north of London and is the first inter-city rail link north of Kings Cross / St Pancras (shortest travel time 19 mins).

The Old Town is a particularly attractive location for employers and employees with ample public car parking and many options for lunches and coffee breaks.

### Accommodation

A high quality two storey end of terrace office forming part of Midenhall Court. Midenhall Court is a development which comprises of number of office buildings with the newer buildings to the rear built in the 1980's but the subject building fronting on to the High Street is much older with exceptional character features.

The property has been extensively refurbished with a very high level of internal fit out and finish. Much of the properties original period features have been retained with vaulted ceiling and exposed beams but with a very modern look and feel.

There is also a small basement which is currently being used for storage but this could be repurposed for additional office space or a meeting room.

The offices are principally open plan with a single glazed partitioned meeting room on the ground floor. A single recently refurbished toilet is located on the ground floor along with the recently installed kitchen.

The offices have been recently decorated and carpeted and are served LED lighting and under floor heating on the ground floor.

The property has three parking spaces with the ability to 'double park' one further car.

EPC Category E (104)

Floor Areas (approx. NIA)	Sq Ft
Basement	129
1st Flr	758
Grd Flr	764
<b>TOTAL</b>	<b>1,651</b>
Car Parking Spaces	4

### Tenure

For sale freehold.

### Service Charge

There is a small service charge for the maintenance of the external common parts of the development.

### Business Rates

Please refer to the Local Authority for information on rates. The assessment for the property is currently being confirmed.

### Legal Costs

Each party to cover their own legal costs.

### EPC

Category E (104)

### Other Information

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).



**Notes:** Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition). The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.



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