



# **SOLAR HOUSE**

STEVENAGE • SG1 1YB



prime modern office space to let | 1,913 - 17,784 sq ft

# Description

Solar House is a modern, self-contained office building providing 26,845 sq ft of well-appointed accommodation over three floors. The space is highly flexible, with availability from approximately 2,000 - 9,000 sq ft per floor.

The building features air conditioning, raised access floors, suspended ceilings, and Category 2 lighting throughout. With 97 car parking spaces, including disabled bays and EV charging points, it offers a strong parking ratio of 1 space per 277 sq ft.



# Key benefits



Raised floors with power and data



Suspended ceilings



Secure car park



Cat 2 lighting



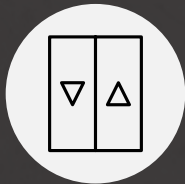
Air conditioning



Male, female and disabled WCs



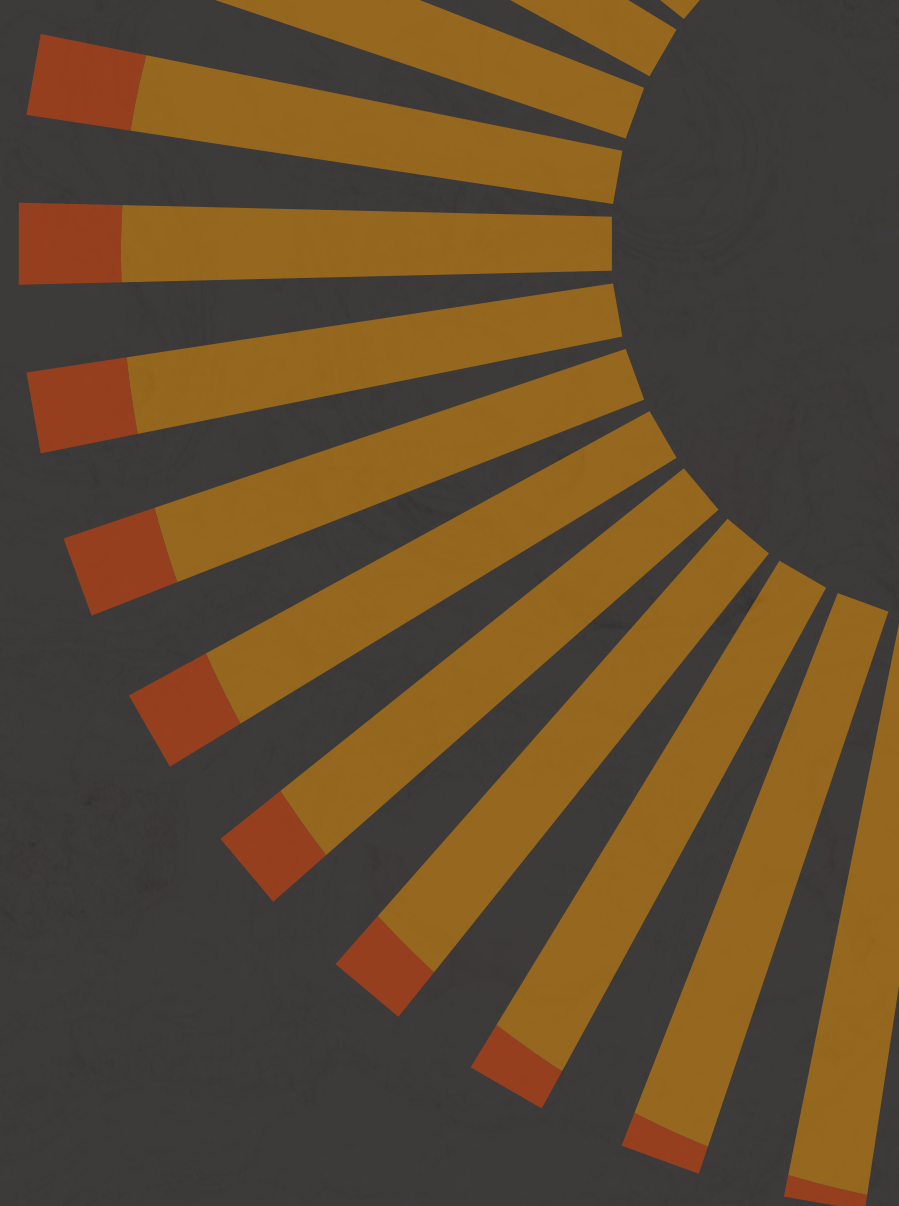
Parking ratio of 1:277 sq ft



Passenger lifts



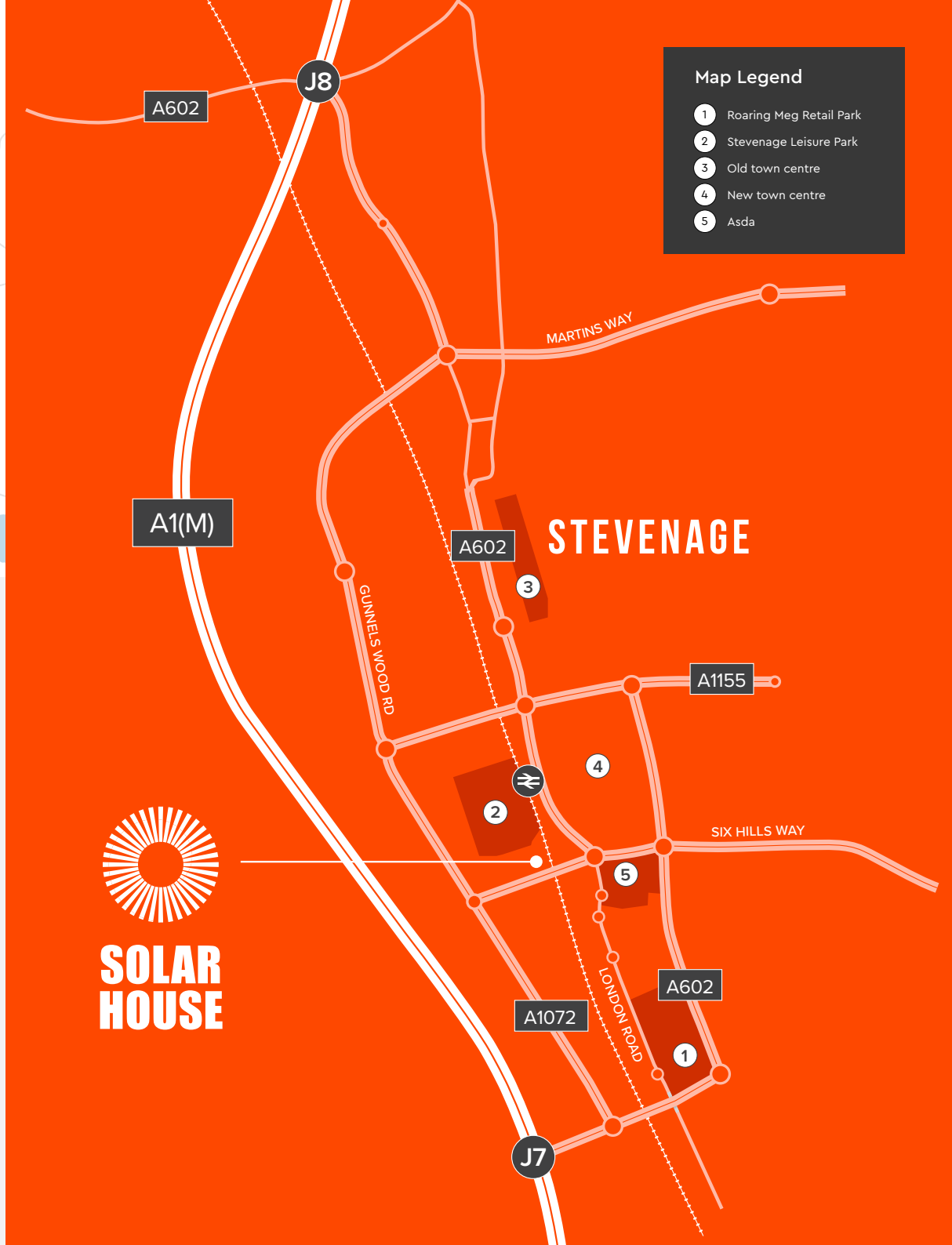
EV charging bays





## Location

Solar House is situated on Kings Way in Stevenage, nestled between Stevenage Leisure Park and the railway station. This prime location offers exceptional connectivity with Junction 7 of the A1(M) lying just 1.5 miles to the south, while Junction 23 of the M25 is approximately 15 miles further south, providing direct routes to London and the wider South East.



**Map Legend**

- 1 Roaring Meg Retail Park
- 2 Stevenage Leisure Park
- 3 Old town centre
- 4 New town centre
- 5 Asda



# KINGS CROSS

## 19 MINS

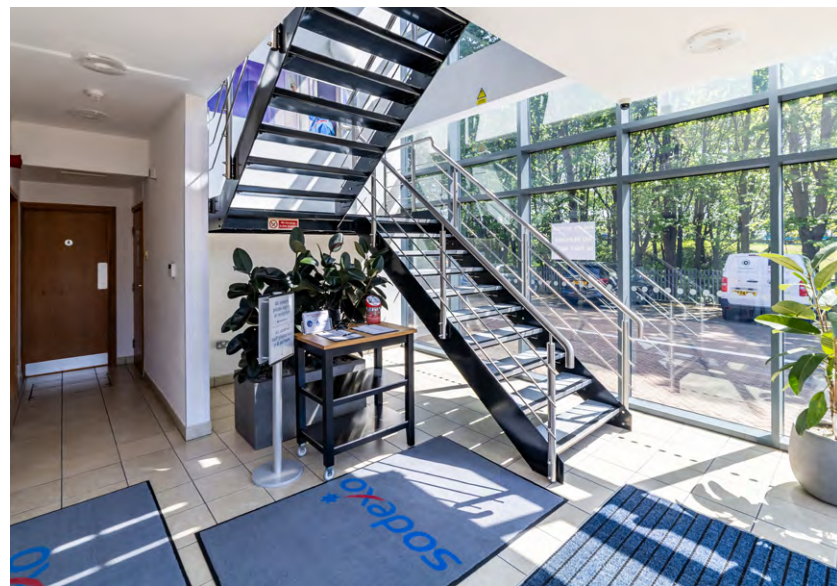


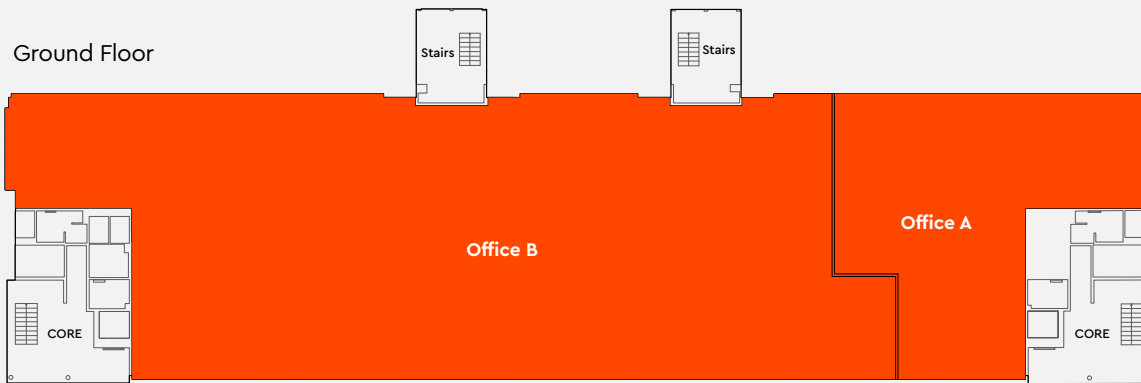
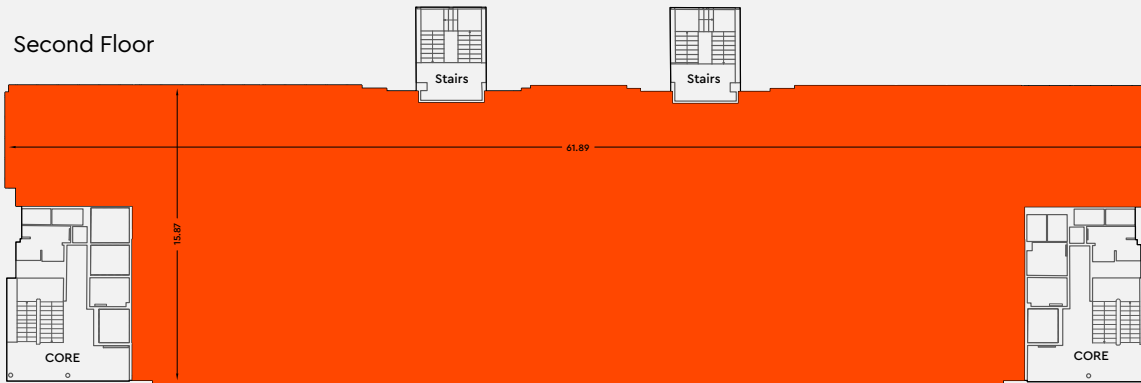
Solar House is located on Kings Way, just 0.7 miles from Stevenage town centre and approximately a **6-minute walk to Stevenage mainline railway station**. The station provides frequent high-speed services to London King's Cross / St Pancras, with up to 5 trains per hour and a fastest journey time of just 19 minutes — offering a quick and convenient commute into central London.



### STEVENAGE TRAIN TIMES

	MINS
<u>LONDON KINGS CROSS / ST PANCRAS</u>	<u>19</u>
<u>LONDON ST PANCRAS (INTERNATIONAL)</u>	<u>26</u>
<u>MOORGATE</u>	<u>36</u>
<u>CAMBRIDGE</u>	<u>38</u>
<u>PETERBOROUGH</u>	<u>51</u>
<u>BRIGHTON</u>	<u>105</u>





# Accommodation

**Second Floor**      846.4 sq m      9,111 sq ft

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**Ground Floor**

Office A      177.7 sq m      1,913 sq ft

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Office B      628.0 sq m      6,760 sq ft

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**TOTAL NIA**      **1,652.1 sq m**      **17,784 sq ft**



For viewing and further information, please contact the sole agents:



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