

# STATION PLACE

ARGYLE WAY | STEVENAGE | SG1 2AD

HIGH QUALITY OFFICES TO LET



# CONTEMPORARY REFURBISHED OFFICE SPACE

Station Place is a modern office building ideally located next to Stevenage Station and a short walk to Stevenage Leisure Park.

The second floor comprises 4,224 sq ft, and provides a **recently refurbished** self contained office suite ready for immediate occupation.



# PRIME LOCATION MODERN COMFORT



CENTRAL LOCATION  
ADJACENT TO THE STATION  
AND TOWN CENTRE



RECENTLY REFURBISHED  
WITH NEW CARPETS



AIR  
CONDITIONING



17 ALLOCATED PARKING  
SPACES AT 1:248 SQ FT



EIGHT PERSON  
PASSENGER LIFT



EPC B



SUSPENDED  
CEILINGS



RECEPTION



LED LIGHTING



PERIMETER  
TRUNKING

THE FORUM  
SHOPPING CENTRE



STATION  
PLACE

WESTGATE  
SHOPPING CENTRE

STEVENAGE  
LIFESTYLES

ASDA

STEVENAGE  
LEISURE PARK

TESCO EXTRA

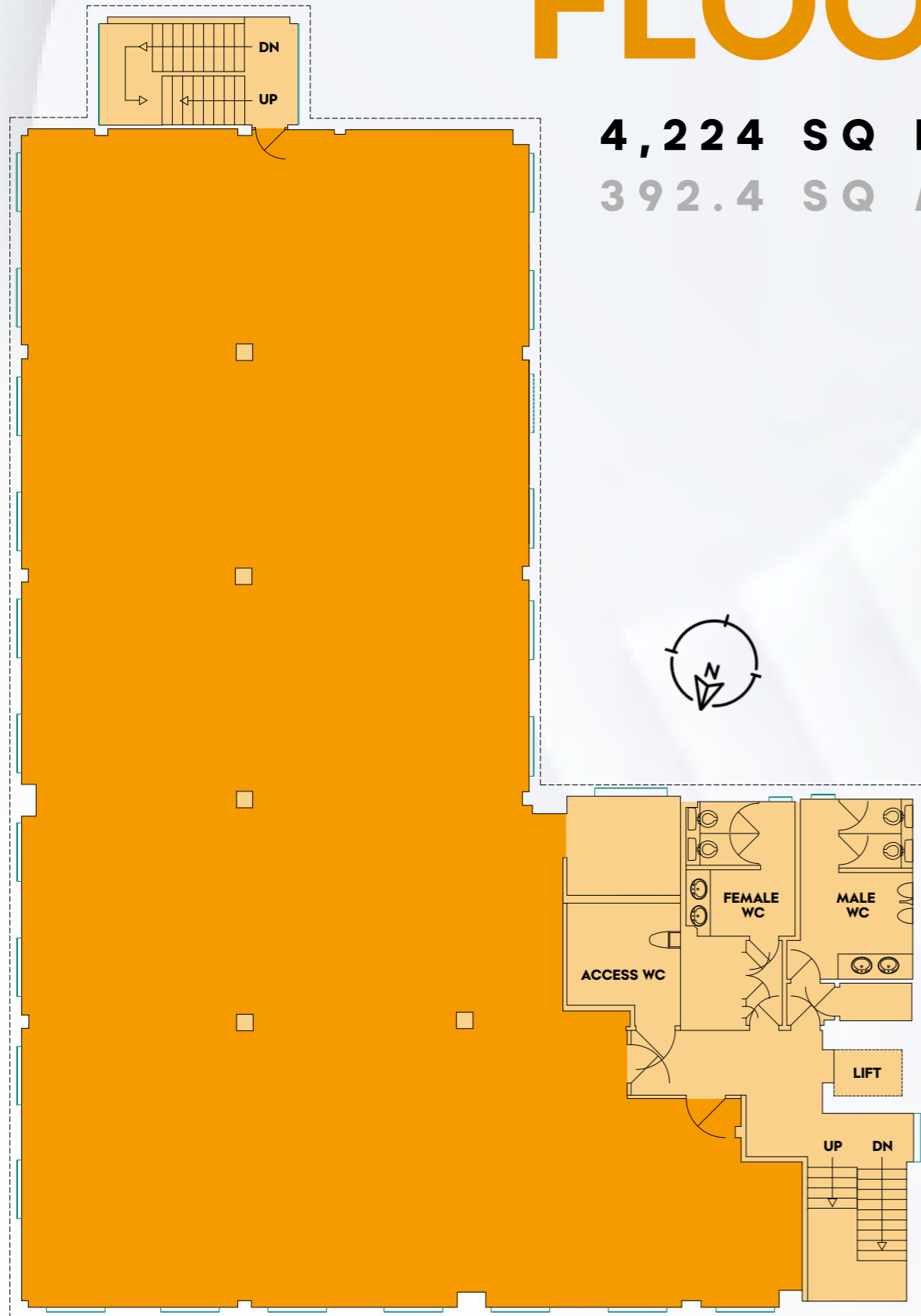
 STEVENAGE





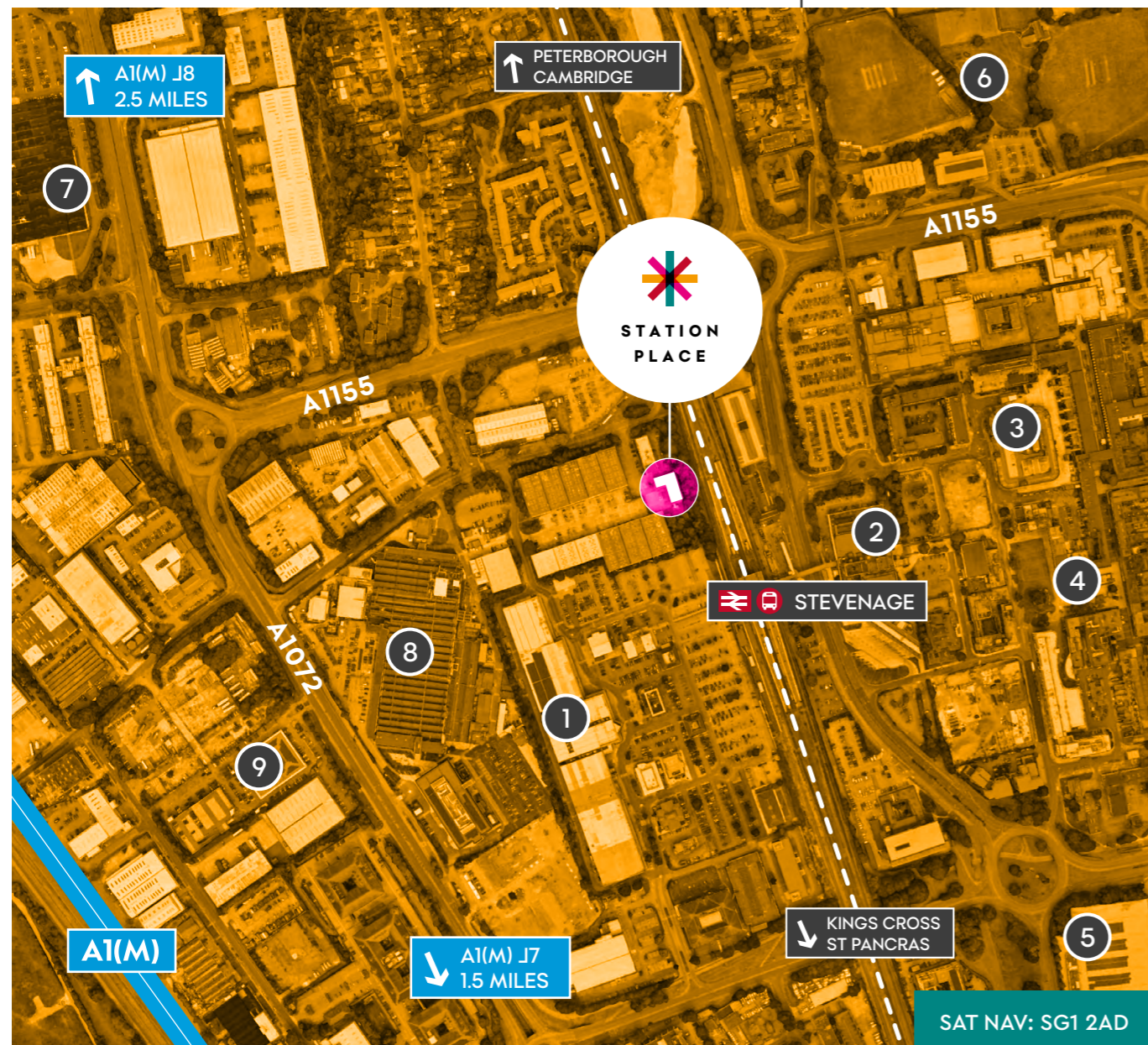
# SECOND FLOOR

4,224 SQ FT  
392.4 SQ M





# CENTRALLY LOCATED



- ① STEVENAGE LEISURE PARK
- ② STEVENAGE LIFESTYLES
- ③ WESTGATE SHOPPING CENTRE
- ④ TOWN CENTRE
- ⑤ ASDA
- ⑥ KING GEORGE V RECREATION GROUND
- ⑦ COSTCO
- ⑧ AIRBUS
- ⑨ MERCEDES BENZ

Station Place sits within a popular business district for a whole range of occupiers including traditional office tenants as well as next generation science & technology communities.

Its strategic location provides access via major road and rail routes to London, Cambridge and Harlow. For international travel, be it leisure or business, three airports are within 45 minutes via the A1 (M) & M25. For those who like to commute by foot or bicycle, Stevenage has 40km of segregated cycling and footpaths making it a safe and easy place to navigate.



**SITTING AT THE HEART OF THE UK INNOVATION CORRIDOR**

**JUST 19 MINUTES FROM LONDON & 37 MINUTES FROM CAMBRIDGE**

# KINGS CROSS 19 MINS

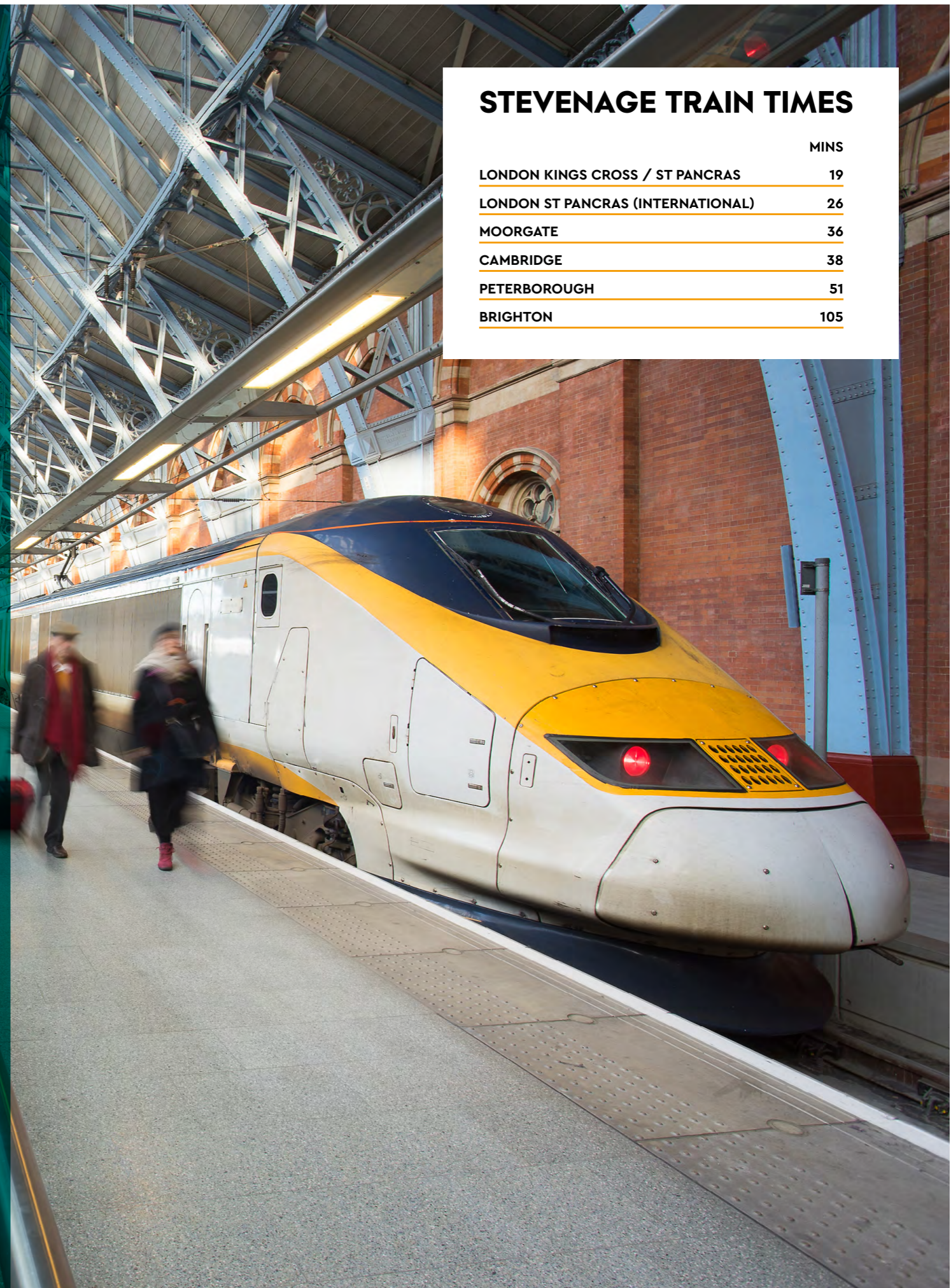


THE PROPERTY IS ONLY ½ MILE FROM THE VIBRANT TOWN CENTRE AND ONLY A **2 MINUTE WALK TO THE RAILWAY STATION**

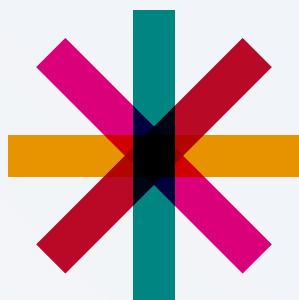
STEVENAGE MAINLINE RAILWAY STATION BENEFITS FROM HIGH-SPEED INTERCITY TRAINS, OFFERING FAST AND FREQUENT SERVICES TO LONDON KING'S CROSS / ST PANCRAS (5 TRAINS PER HOUR AND A FASTEST JOURNEY TIME OF 19 MINUTES)

## STEVENAGE TRAIN TIMES

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







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## OUTGOINGS

Full details of occupational costs are available on request.

**EPC - B Rating**

## VIEWING

For further details or to arrange a viewing,  
please contact the sole agent:

**Lambert  
Smith  
Hampton**

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