

# Bedford House, Rutherford Close, Meadway Technology Park, Stevenage, SG1 2EF



**FOR SALE**

Office

10,376 sq ft / 964 sq m

£1,000,000



**An opportunity to acquire a high specification multi storey modern office building with ample parking**



- Suitable for owner occupiers
- Close to Stevenage Town Centre
- 36 Parking spaces
- Luton Airport 10 miles away
- Male & Female WC's
- Fully accessible raised floor



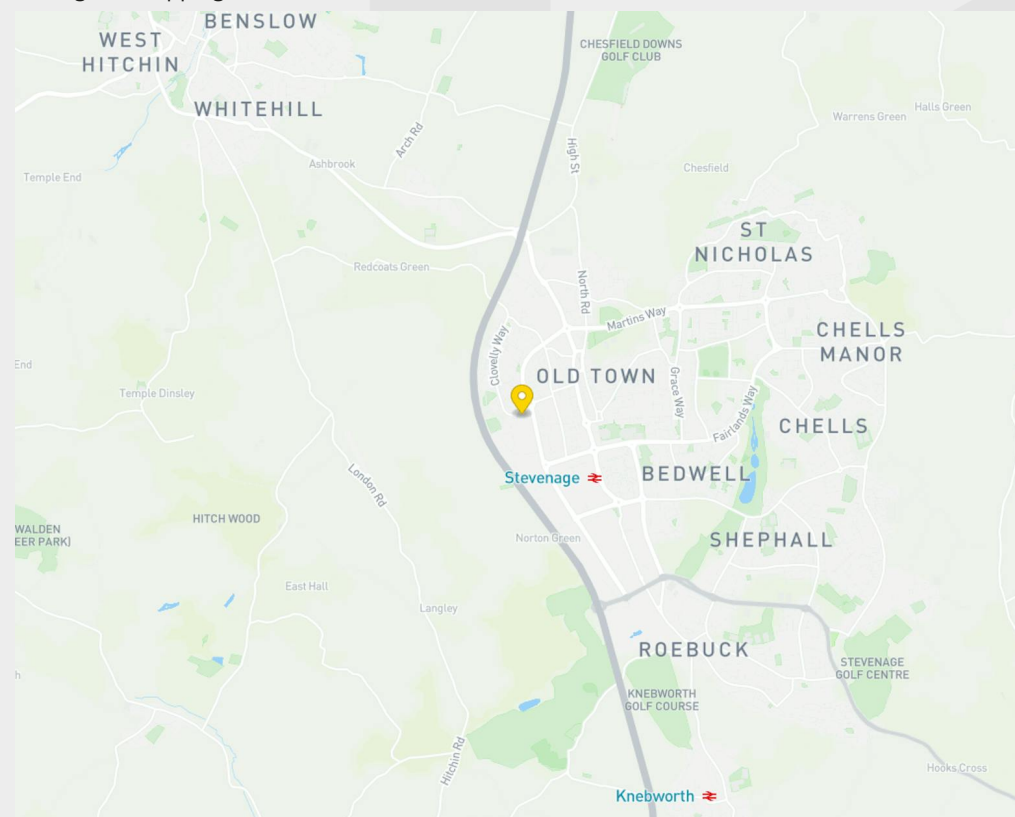


## Description

Two storey office building with open plan layout on each floor, which can be split into multiple smaller spaces. The space includes male & female WC facilities, along with kitchenette and benefits from lift access. There is ample parking situated in both front and rear of the property. There is the opportunity to possibly develop/convert the building subject to necessary planning consents from the local authority.

## Location

Situated in the main commercial area of Gunnels Wood Road with easy access to junctions 7 and 8 of the A1(M). The A1(M) provides access to junction 23 of the M25, 16 miles to the south. Stevenage railway station benefits from Intercity rail services via the East Coast mainline providing access to London and the north of England and Scotland. Luton and Stansted Airports are 10 and 20 miles distant respectively with Heathrow approximately 45 miles away. Stevenage Town Centre offers extensive retail amenities centred around the Westgate Shopping Centre.



## Accommodation / Availability

Unit	Sq ft	Sq m	Availability
Ground	5,188	481.98	Available
1st	5,188	481.98	Available
<b>Total</b>	<b>10,376</b>	<b>963.96</b>	

### Tenure

Freehold

### EPC

Has been commissioned

### VAT

Upon enquiry

### Configuration

Fitted

### Contacts

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### Further Information

[View on Website](#)

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