

TO LET

Sycamore House, Gunnels Wood Road, Stevenage, SG1 2BP

Ground and 1st Floor – 7,150 sq ft of Office and Laboratory
Available via Assignment / Sublease

COREP

AN **NAIUK** COMPANY



SUMMARY

- Fully fitted offices and labs
- 50:50 office to lab split
- Ground and 1st floor
- Labs designed to CL2 standard
- Open plan desking
- Meeting rooms and breakout space
- Onsite parking
- Showers and changing facilities
- Onsite Café
- 7,150 sq ft
- Assignment / Sublease
- Price on Application

Matt Swash: 07980 905185

Will Osborne: 07542 282986

Website: co-rep.com

CURRENT ITINERARY

The Ground Floor features fully fitted laboratory spaces built to CL2 standards, providing high-quality facilities ideal for a range of scientific and research purposes. The labs are fitted ensuring compliance with industry standards and support a safe, functional environment for laboratory work.

The 1st Floor offers modern, open-plan office space, including partitioned meeting rooms and a spacious kitchen/breakout area, along with large open-plan sections for flexible desking arrangements. The office space is easily adaptable to meet a new occupier's specific requirements, offering both collaborative and private working areas to suit various operational needs.

SPECIFICATION

- Fitted Labs to CL2 standard
- Fully fitted office space
- LED Lighting
- Air conditioning
- Meeting rooms
- Kitchen and Breakout space
- Male / female w/c's
- Showers and changing facilities
- Onsite parking



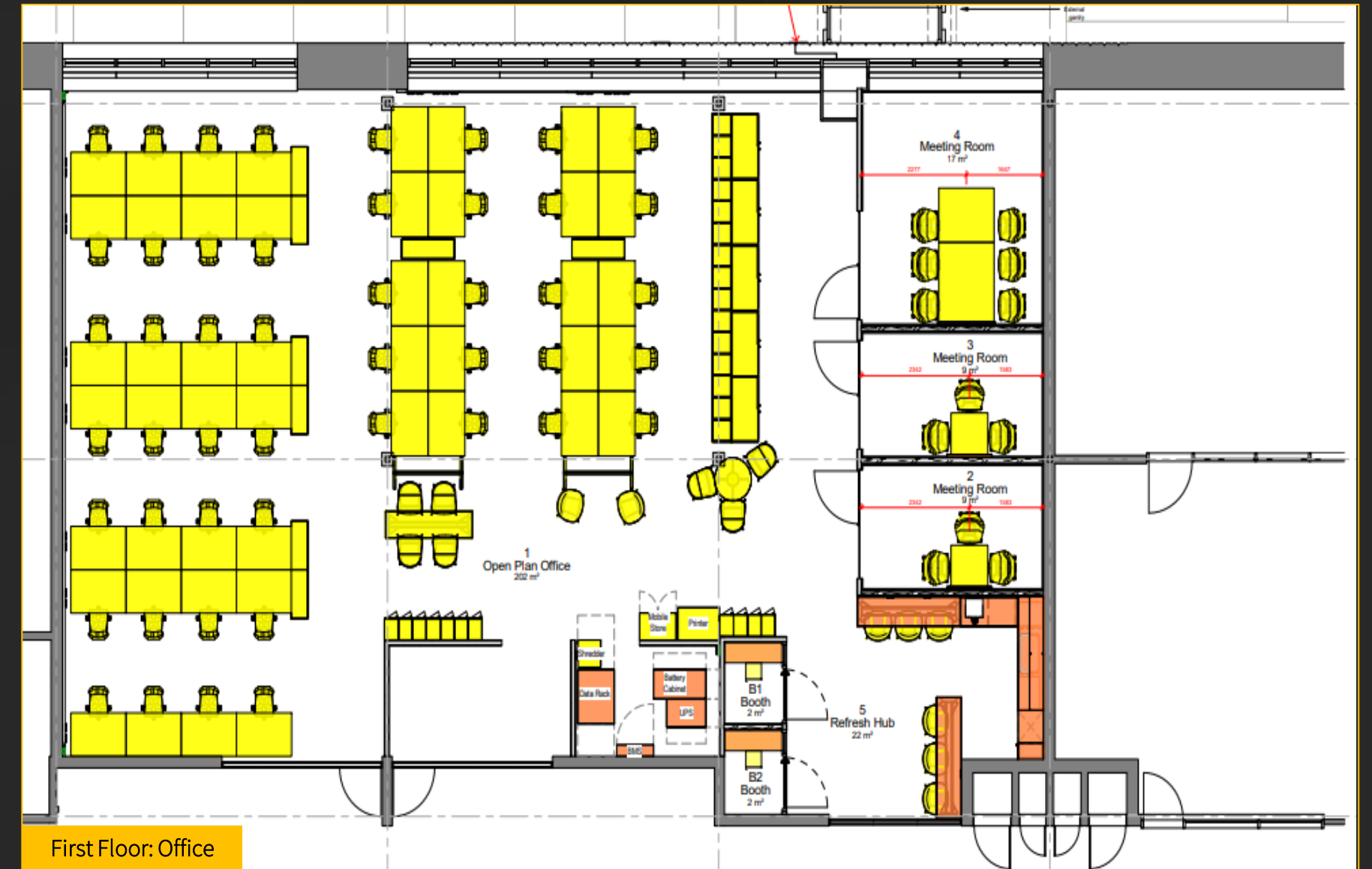
Disclaimer:

These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. Please be aware that all descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intended purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude. November 2024.



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LOCATION

Sycamore House is strategically located within the Stevenage Bioscience Catalyst campus, a prominent life sciences and biotech hub in Stevenage, Hertfordshire. It benefits from convenient access to major transport routes, including the A1(M), which connects it directly to London and Cambridge, enhancing accessibility for businesses and employees.

The campus is well-served by public transportation, with nearby Stevenage train station providing regular direct train services to London King’s Cross in under 30 minutes, as well as connections to Cambridge, Gatwick Airport, and Peterborough. Frequent bus services also link the campus to local amenities and surrounding areas, supporting easy commuting options for staff. Sycamore House also benefits from close proximity to the A1M, situated less than 5 minutes from Junction 7.

DESCRIPTION

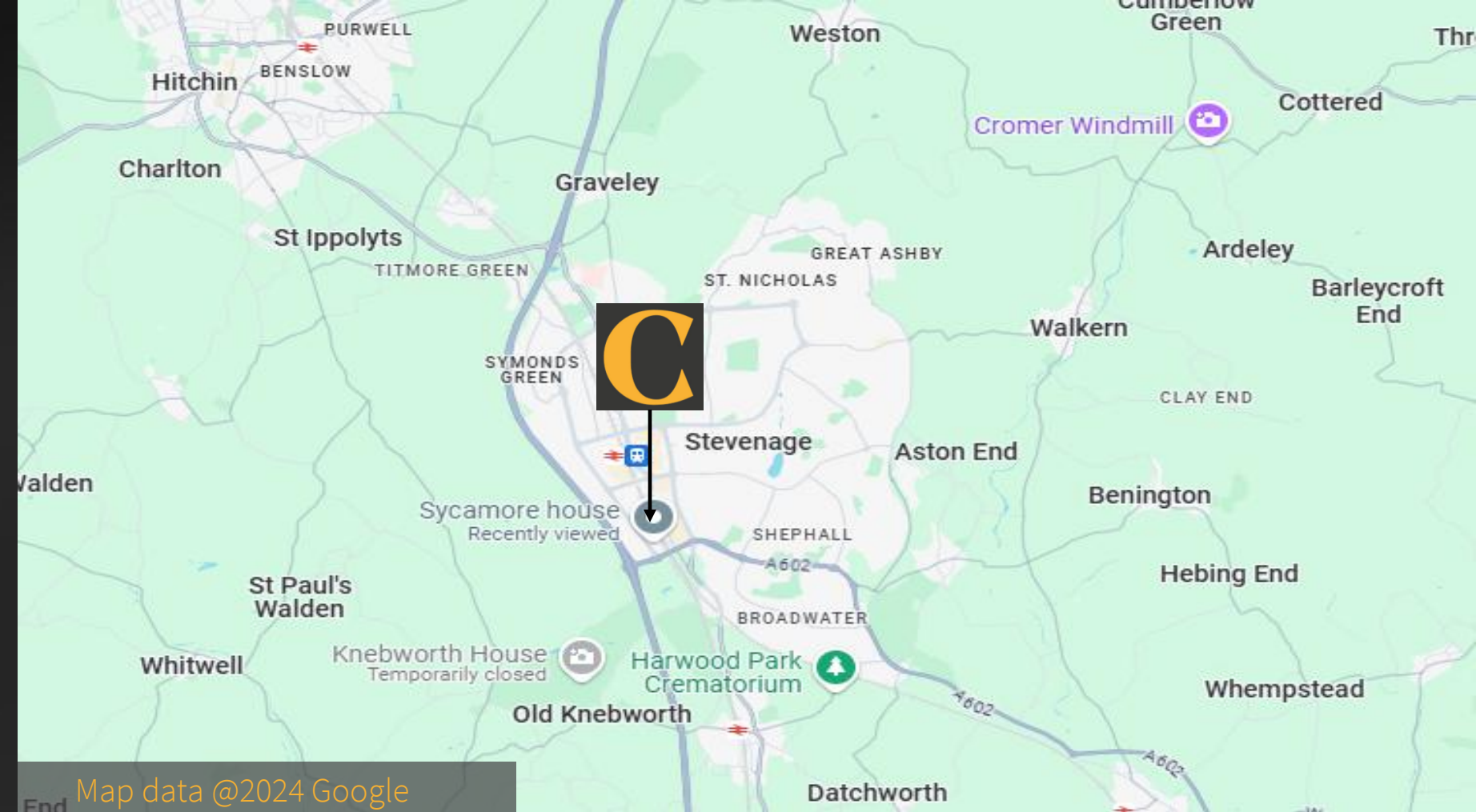
Sycamore House provides just over 100,000 sq ft of dedicated life science space, with adaptable laboratory and office space with shared amenities over two floors. Developed and managed by Kadans Science Partner, Sycamore House forms part of the Stevenage Bioscience Catalyst campus, one of Europe’s leading largest cell and gene therapy clusters.

The building offers a combination of laboratory facilities and dedicated office or write-up spaces to accommodate a range of professional needs. Kadans has collaborated extensively with various tenants within the building to create bespoke, turnkey solutions tailored to meet the specific requirements of both laboratory users and office-based professionals.

VIEWINGS

COREP

Matt Swash	07980 905185	matts@co-rep.com
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Map data @2024 Google

TERMS

A new sublease is available for a term to be agreed or an assignment of the current lease with an expiry of October 2032. The lease is subject to a break in October 2025 and October 2028 with a 9-month notice period.

Rent	Service Charge	Business Rates (Estimated)
Price on Application	c.£14.00 per sq ft	£8.90 per sq ft Interested parties should make their own enquiries

LEGAL COSTS

Each party to bear their own legal cost.