

# 1<sup>ST</sup> FLOOR 73-75 HIGH STREET

Stevenage Old Town,  
Hertfordshire, SG1 3HR



**SELF-CONTAINED OFFICE SUITE**

**2,100 sq ft (195.1 sq m)**

**TO LET**

**Brown&Lee**  
Chartered Surveyors

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## Location

Stevenage Old Town is an attractive office location, providing both national and specialist retail outlets and a number of public houses and independent restaurants.

The subject property of 73-75 High Street is located in the centre of the Old Town, adjacent to a pedestrianised walkway through to Church Street.

## Description

The property is located at first floor and is mainly open plan. There are separate male and female WC facilities, and a small kitchenette area.

## Accommodation

The approximate net useable areas are as follows:

### First Floor

Office	2,100 sq ft	195.1 sq m
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## Features

- Gas fired central heating system
- Fully carpeted throughout
- Entry phone system
- Fire alarm system
- Kitchen facilities
- Ladies and Gents WC facilities
- Suspended ceiling with recessed lighting

## Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

## Rental

£33,500 per annum, exclusive.

## Service Charge

To be confirmed.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £18,750. The UBR for 2022/23 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

## Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

## VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

## Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

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Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract.  
All prices and rentals are quoted exclusive of VAT | Regulated by RICS

