



TOWN SQUARE CHAMBERS

15 Town Square
Stevenage
Hertfordshire
SG1 1BP



TO LET.

OFFICE SUITES (SHORT TERM LETS)

373 sq ft - 1,054 sq ft
(34.7 sq m - 97.9 sq m)



T: 01438 316655

www.brownandlee.com

Location:

Stevenage is an expanding town adjacent to the A1(M) with two separate access points directly on to this major trunk road. Stevenage has a population of 83,957 (2011 Census) and is situated approximately 30 miles north of London, has excellent mainline railway lines with London Kings Cross (20 minutes travel time) and two international airports are within the vicinity at Luton and Stansted.

Town Square Chambers is located in a prominent position within the Stevenage New Town adjacent to central bus station and within walking distance of railway station. The suite is located above Town Square with occupiers including Stevenage Borough Council, Primark and main High Street Banks.

Description:

The accommodation is provided at first and second floor levels and offers office space with shared WCs and kitchen facilities. Suite 21 is open plan and Suite 23 is divided into two interconnecting rooms creating three office areas. Suite 12 can be taken individually or as a whole. The space provides several individual offices, store room, WCs and kitchen facilities.

Accommodation:

First Floor

Suite 12	844 sq ft	78.70 sq m
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Second Floor

Suite 21	681 sq ft	63.3 sq m
Suite 23a/b	373 sq ft	34.7 sq m

The suites can be taken individually or combined to provide up to 1,054 sq ft (97.9 sq m)

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term up to December 2023 to exclude the renewal provisions afforded by the Landlord and Tenant Act 1954 Part II (as amended).

There will be a landlord's rolling break clause with the landlord serving not less than one month's notice to vacate for redevelopment purposes.

Rental

Suite 12 – £12,000 per annum, exclusive
Suite 21 - £8,600 per annum, exclusive.
Suite 23a/b - £4,700 per annum, exclusive

The rental is inclusive of service charge but exclusive of rates (if payable), electricity, phone and broadband.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable values are as follows:-

Unit 12 - £9,700
Unit 21 - £2,900
Unit 23 - £1,750

The UBR for 2021/22 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.

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