

# BRAND NEW RETAIL UNITS TO LET

JOINT DEVELOPMENT BY STEVENAGE BOROUGH COUNCIL & THE HILL GROUP

**Stevenage**  
BOROUGH COUNCIL



## THE BRAGBURY CENTRE

KENILWORTH CLOSE | BRAGBURY END | STEVENAGE | HERTFORDSHIRE | SG2 8TB

**BROWN  
& LEE**  
Property Consultants





## Features

- ✓ Brand new retail units
- ✓ Within new modern neighbourhood scheme of proposed 229 dwellings
- ✓ Shell condition
- ✓ Self-contained
- ✓ Service area
- ✓ Staff parking provided



## Development

The development is being carried out by The Hill Group on behalf of the landlord, Stevenage Borough Council and is aimed to be completed by Q4 2023 (Block A1) & Q2 2024 (Block A2).

The development will consist of 229 dwellings within a pleasant courtyard setting including gated areas, seating and picnic areas. This is part of the Stevenage Regeneration Scheme and is the first neighbourhood centre to undergo a new major development for many years. The self-contained retail units will be provided in shell condition and will be situated at the centre of the development facing onto the central green. The properties will provide rear access for loading and service area. Staff parking will be provided as well as bin stores.

The retail units will be provided in white-box specification with capped-off services. These will be presented with plastered and painted walls, suspended ceilings with LED lighting with aluminium framed shop fronts.



# Location

The development is situated in the southwest area of Stevenage within the well established residential area of Bragbury End close to the villages of Aston, Knebworth and Watton-at-stone.

Stevenage is one of the major commercial centres within Hertfordshire and stands between junction 7 & 8 of the A1(M), approximately 30 miles north of London.

Bragbury End is a neighbourhood centre approximately 3.5 miles from the town centre. The town centre benefits from a train station which provides direct services to London Kings Cross in approximately 23 minutes. There is also a bus station, which provides bus routes to all neighbourhood centres within the town and other neighbouring towns and villages. Local amenities includes Stevenage Golf & Conference Centre, Three Horseshoes and The Chequers Public houses.



Approx. 8 minutes to  
Junction 7 of the A1(M)



Approx. 10 minutes to  
Stevenage Railway Station



Approx. 9 minutes to Bus  
Station

## Use class

The retail units will have Class E use, formerly known as A1, A2 and A3, which would suite operators such as barbers, beauty salons, hairdressers, florists, and other similar businesses which falls under this use class.

# Accommodation and Rental

Subject to Contract

UNIT	SIZE SQ FT	SIZE SQ M	RENTAL
<b>Block A1</b>			
Unit 1	4,165 sq ft	386.93 sq m	UNDER OFFER
Unit 2	1,786 sq ft	165.92 sq m	UNDER OFFER
Unit 3	1,453 sq ft	134.98 sq m	£23,250 pax
Unit 4a	682 sq ft	63.35 sq m	UNDER OFFER
Unit 4b	475 sq ft	44.12 sq m	£14,250 pax
<b>Block A2</b>			
Unit 5	583 sq ft	54.16 sq m	£14,750 pax
Unit 6	2,000 sq ft	185.80 sq m	£37,000 pax

The above measurements have been taken from plan and are subject to final measurements.

## 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.

## Business Rates

To be assessed.

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.

## Service Charge

On application.

## Energy Performance Certificate

To be assessed.

## CONTACT



For further information, please contact

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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.

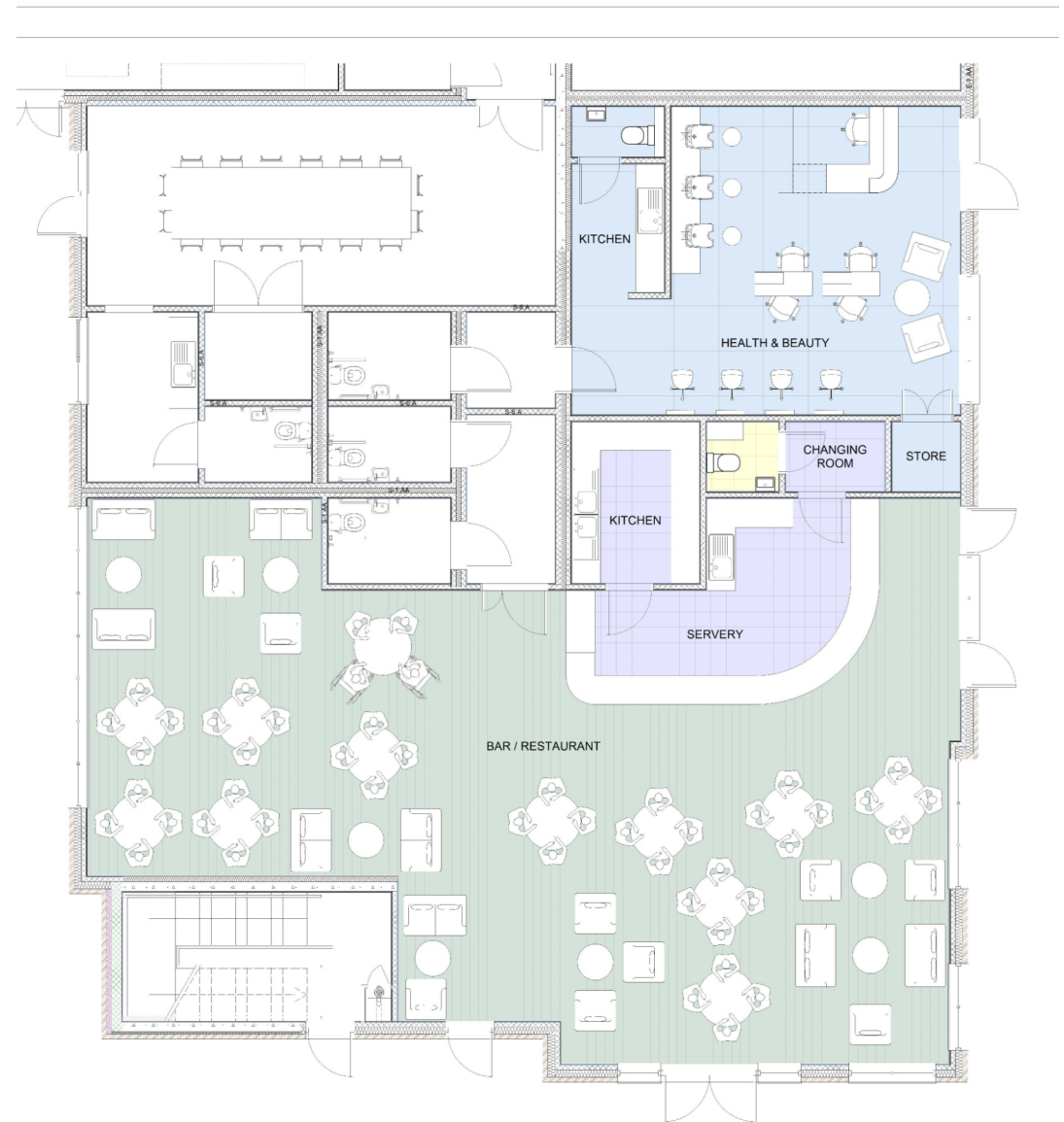
All prices and rentals are quoted exclusive of VAT  
Regulated by RICS



## Block A1



## Block A2



The above plans are not to scale. Floor plans available on request.