

# PARK PLACE

STEVENAGE

SG1 1BF

## NEW RETAIL UNITS TO LET

FROM 467 SQ FT - 5,823 SQ FT  
(43.38 SQ M - 540.95 SQ M)





## PARK PLACE RETAIL UNITS

### LOCATION

Stevenage is currently undergoing major regeneration plans which include a £1bn redevelopment programme led by Stevenage Borough Council, delivering a mixed-use town to enhance Stevenage as a town where people will want to live, work and play.

There has been a recent new development within the town, a four storey Headquarters building purpose built of approximately 70,000 sq ft, offering offices and lab space, which will undoubtedly increase the footfall within the town which will be great for businesses.

There are also plans to provide further residential units above existing retail units such as Queensway (71 flats) and the former BHS site (250 flats), along with residential schemes on the former Matalan site (526 flats). 7600 homes are targeted by 2031, across the borough of Stevenage.

Park Place is located within the middle of the town centre, within a pleasant pedestrianised environment. There are plans for a new £45m Leisure Hub opposite at Town Centre Gardens, which will include a 10-lane swimming pool, gym and health and wellness spa which will attract visitors to the town.

### DESCRIPTION

Mulberry House offers a brand-new scheme within the town centre, of ground floor retail units offering a variety of size units to accommodate individual requirements. Residential accommodation is provided on the upper floors.

The units can be finished to shell or white-box specification. Further details upon request.

### TENURE

The units are available to rent on terms to be agreed.

### RATES

To be assessed.

### USER

The units benefit from Class E use. Alternative uses may be considered, subject to change of use. Any food users are prohibited.

### VAT

VAT is applicable in this case.

### EPC

A copy of the EPC is available upon request for each property.

### SERVICE CHARGE

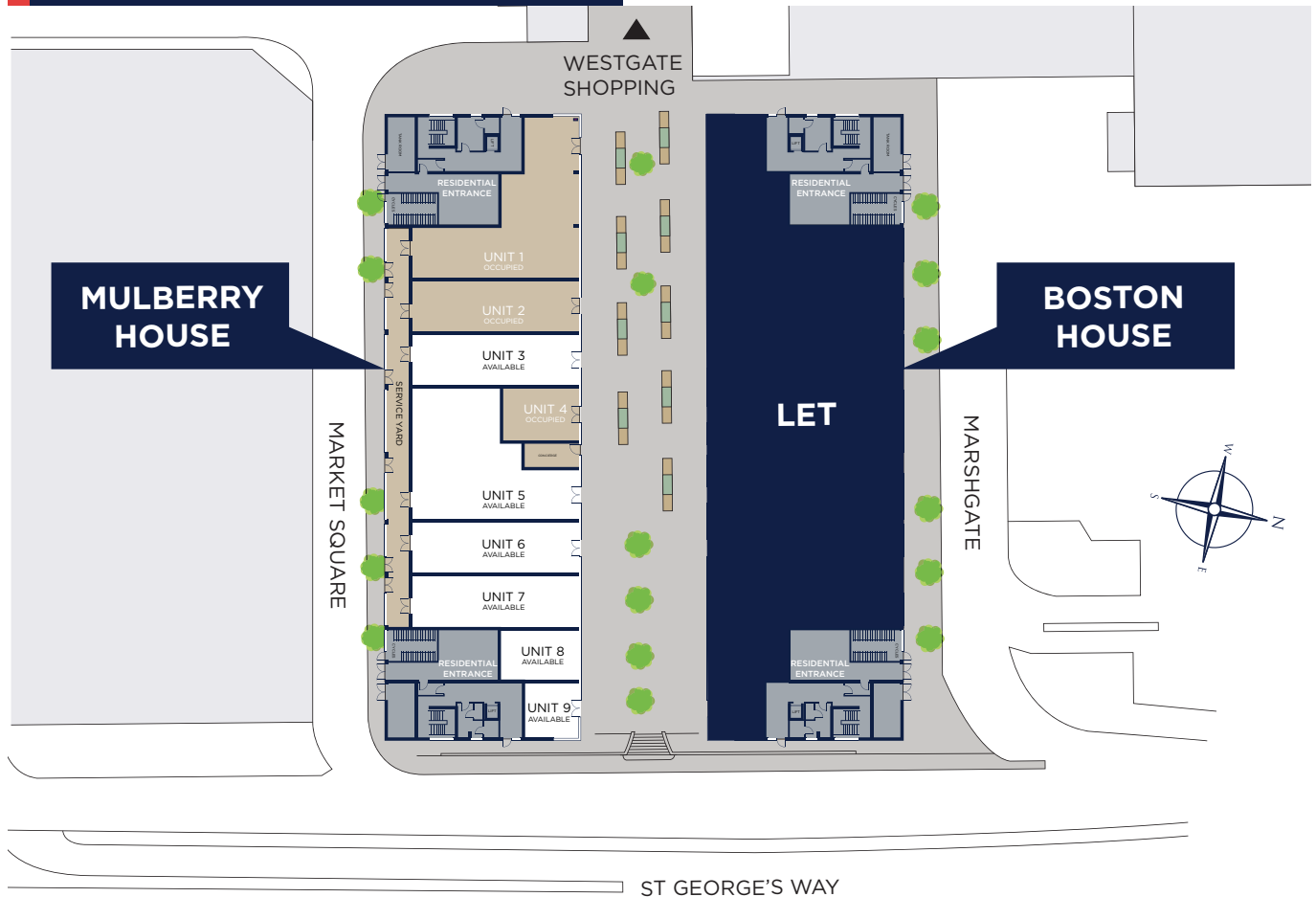
Service charge is c.£0.90 per sq ft and covers block insurance. Refuse/Rates are for end users account.

### 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.



## PARK PLACE SITE PLAN



### MULBERRY HOUSE

UNIT	SIZE SQFT	SIZE SQM	STATUS
1	LET TO GEEK RETREAT		
2	LET TO T SHOP		
3	1,205	111.94	Available
4	LET TO SMARTY SCHOOLWEAR		
5	2,329	216.36	Available
6	1,225	113.80	Available
7	1,225	113.80	Available
8	547	50.81	Available
9	467	43.38	Available

### BOSTON HOUSE

UNIT	SIZE SQFT	SIZE SQM	STATUS
1-9	11,152	1,035.96	LET





# PARK PLACE

STEVENAGE



## WALKING

11 minutes to Stevenage Train Station



## BY TRAIN

London King's Cross  
25 minutes



## BY CAR

30 miles north  
of London



## BY BUS

6 minutes walk to the  
Bus Interchange

## TOWN CENTRE NATIONAL OCCUPIERS INCLUDE:

Costa Coffee  
Wenzels  
Leeds Building Society  
Pandora  
Vision Express  
Holland & Barratt  
Vodafone  
The Perfume Shop  
Ladbrokes  
Warren James  
Starbucks  
JD  
WH Smith/Post Office  
River Island  
Cardsdirect

Next  
New Look  
Sports Direct  
HMV  
Greggs  
Primark  
Natwest  
Barclays  
Tui  
Nationwide  
Admiral  
O2  
British Heart Foundation  
Santander  
Poundland

Savers  
Boots  
Superdrug  
Cardfactory  
The Works  
Shoezone  
Three  
Specsavers  
EE  
Halifax  
Clarks  
Lloyds Bank  
CEX  
Cash Converters  
The Salvation Army

Timpson  
New Look  
F Hinds  
Subway  
Tesco  
TSB  
Esquires  
H&M  
Claire's  
Ernest Jones  
Trespass  
Yours  
Bonmarche  
Moss

## ALL ENQUIRIES

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& LEE**  
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