

## THE FORUM

Stevenage  
Hertfordshire  
SG1 1EX



**TO LET ON FLEXIBLE TERMS**  
**TOWN CENTRE SELF-CONTAINED RETAIL UNITS**  
**FROM 2,992 SQ FT – 8,363 SQ FT**  
**(278 SQ M – 777 SQ M)**



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## Location

Stevenage is one of the major commercial and retailing centres within Hertfordshire.

It offers excellent transport links via Junctions 7 and 8 on the A1(M), approximately 30 miles north of London.

The train station provides direct services to London King's Cross with fastest journey time of approximately 22 minutes and the new bus interchange provides regular services within the town and surrounding towns and villages.

The Forum is situated at the bottom of Queensway and is close to the entrance of the Westgate Shopping Centre.

Nearby occupiers include Barclays Bank, Lloyds Bank, Santander, Tesco, New Look, Subway, JD Sports, and the Westgate Shopping Centre.

## Description

The Forum comprises of ten retail units arranged over ground and first floor.

The units are self-contained retail units provide retail sales area, storage accommodation and WC facilities. Loading facilities at the rear of the units are available.

## Accommodation

The approximate net useable areas are as follows:

### Ground Floor

Unit 2	<b>LET on short-term flexible lease</b>	
Unit 4	8,363 sq ft	777 sq m
Unit 4a	2,992 sq ft	278 sq m

Please note that Unit 4 and Unit 4a have been taken from the Valuation Office Website and are subject to measurement.

## Features

- Town Centre location
- Flexible terms
- Walking proximity to train station
- Walking proximity to bus interchange
- Self-contained retail units
- Close to public car park
- Loading facilities available at rear of each unit
- Kitchen facilities
- WC facilities

## Rental

Upon application.

## Tenure

Lease term to be agreed with mutual 3 monthly rolling break clauses.

## Energy Performance Certificate (EPC)

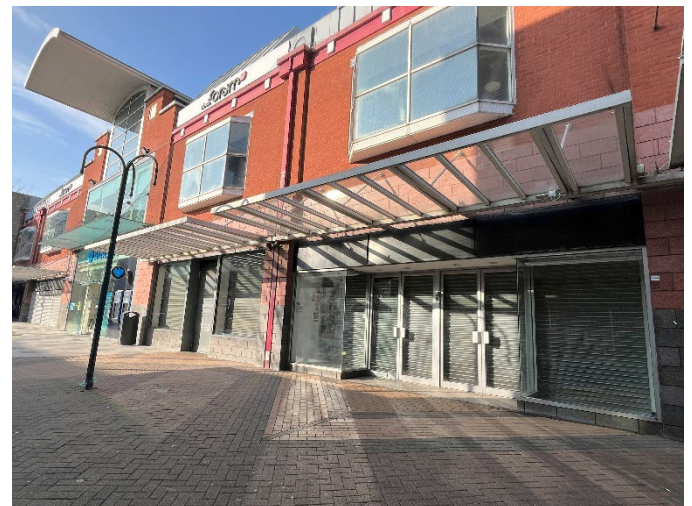
EPCs are available on request.

## 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.

## 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.



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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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