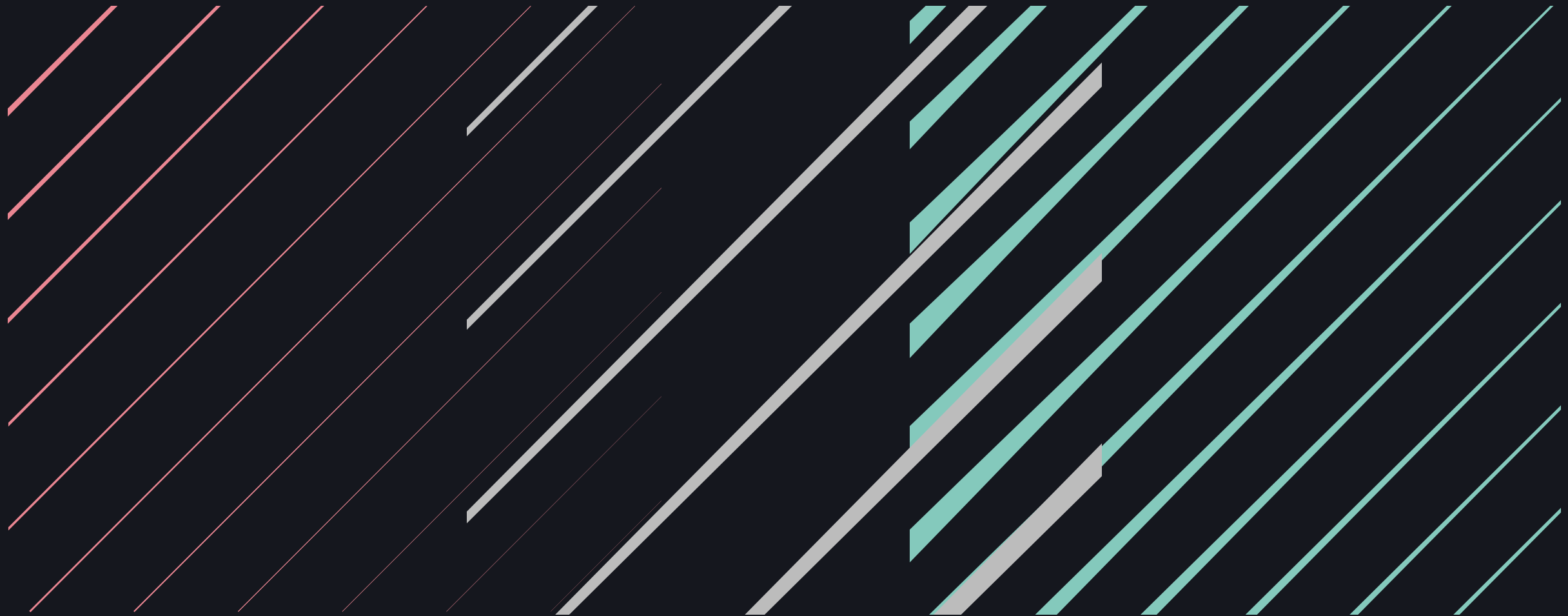




TO LET - OFFICE SPACE IN THE HEART OF STEVENAGE



NOW AVAILABLE

FORGE Exchange

STEVENAGE

FORGE Works

STEVENAGE

A unique offering at the heart of the UK's Science and Technology Innovation Corridor. Two independent office entrances provide 11,130 sq ft of newly refurbished office space.

The Exchange and Works comprise the office offering of The Forge.

The Forge is a development by Reef Group, in partnership with Stevenage Borough Council, regenerating Queensway to provide revitalised retail and office space, 110 new residential apartments, restaurants and gym.

In excess of £40m has been invested to deliver The Forge which is the first phase of the wider regeneration plans for this quarter of the town.

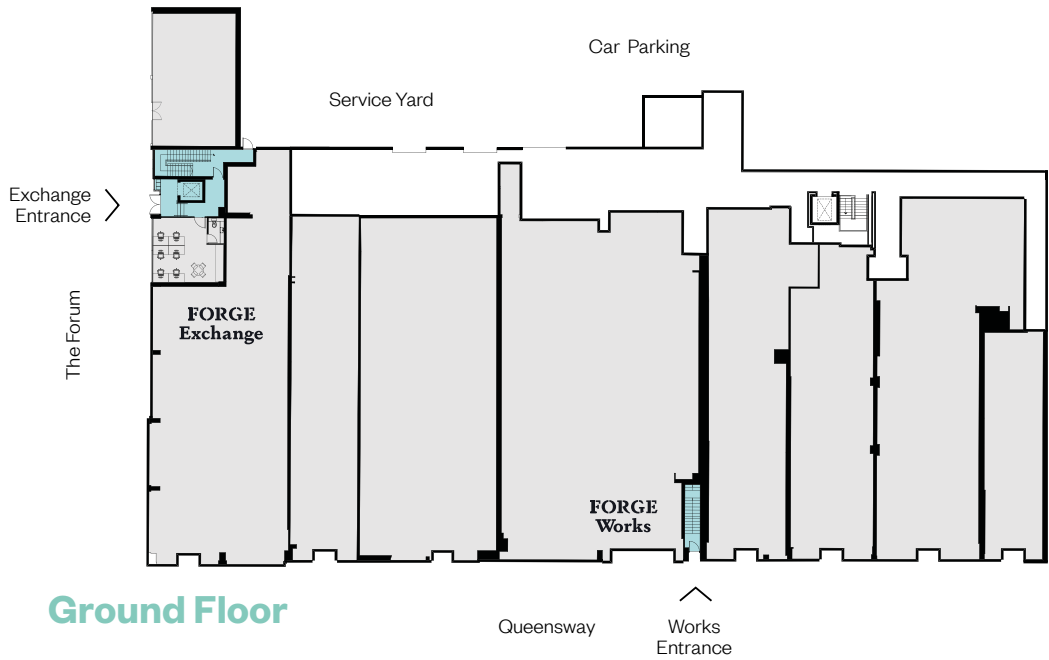
Easy access to the train station, local amenities and surrounding green spaces provides staff and clients alike the best of what Stevenage has to offer.

A Brighter Future for your Business

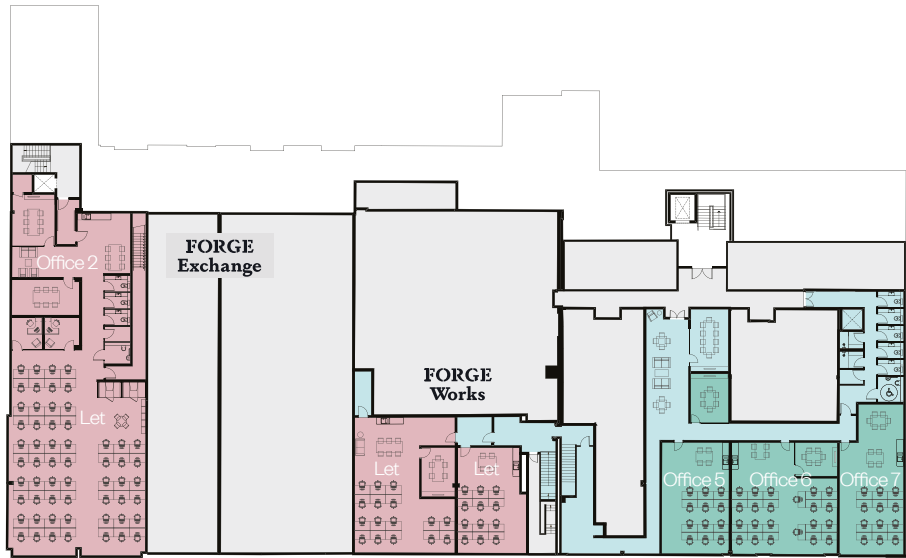


Newly fitted and decorated office suites to include:

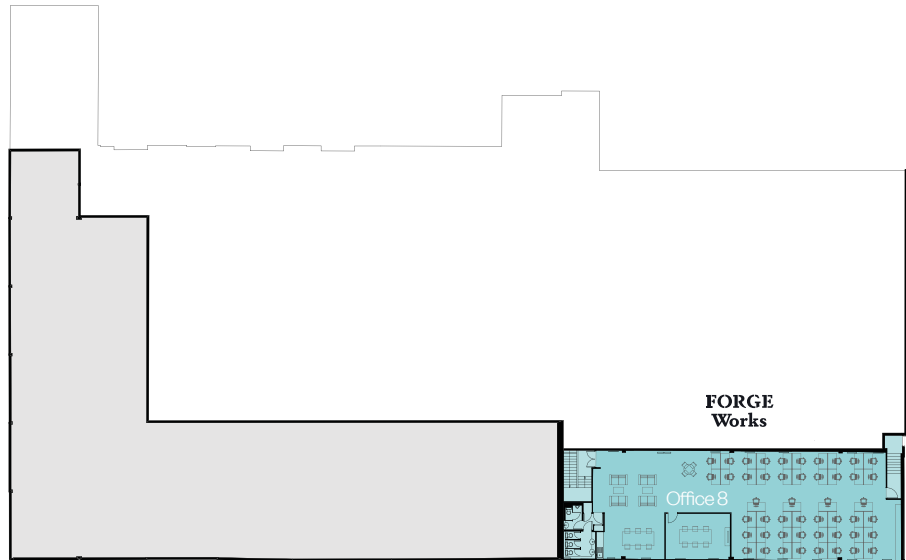
- Raised access floors to first floor level with floor boxes for small power and data outlets.
- Contemporary carpet tile flooring for turnkey fit-out.
- Wall-mounted radiators from new efficient centralised boiler plant.
- Exposed ceiling mounted mechanical ventilation with heat recovery to provide.
- 10 litres/sec per person (based on 1 person per 19 sq m).
- Feature exposed wall and floor structures.
- Exposed suspended Office lighting to provide 350–400 lux at the working plane.
- Fully fitted tea stations with fridge, dishwasher and microwave to each unit.
- Fitted glass partition meeting rooms in selected units.
- Super Loo toilet facilities.
- Shower and changing facilities.
- Lift access to first floor.
- Air Conditioning available.
- Fully furnished break out area
- Fully furnished shared meeting room.



Ground Floor



First Floor



Second Floor

Key:

- Office
- Communal Area
- Other uses

- Office 2 (NIA):
Let
- Office 3&4 :
Let
- Office 5(NIA):
803 sq ft (75 sq m) with adjacent meeting room
- Office 6 (NIA):
1,010 sq ft (94 sq m)
- Office 7 (NIA):
766 sq ft (71 sq m)

- Office 8 (NIA):
2,780 sq ft (258 sq m)



A Growing Local Economy

Over 3,000 Businesses already located in Stevenage

Some of the world’s most innovative Pharmaceutical, Technology, R&D, Defence and Aerospace companies operate within Stevenage.

17% Higher than national average earnings

Westgate Shopping Centre, Queensway and a number of retail parks offer a wide selection of fashion, home, beauty and technology.

20% Population increase over the next 15 years

Current population of 87,000.

Higher than UK average of workforce comprising Managers, Directors and Senior Officials

Investment and Council led initiatives have made Stevenage a UK leader in attracting STEM and start-up businesses to the town. 18,800 people are employed in nearby Gunnels Wood alone.

Higher than UK average of residents in professional occupations

Companies such as Airbus, MBDA, GSK, Fujitsu, Cell Therapy Manufacturing Centre, the Stevenage Bioscience Catalyst and Autolus are already located in Stevenage.



SG1

The largest town centre regeneration scheme in South East England. 1,800 new homes over four developments and 850 units, 53,000 sq ft of bars, restaurants, new health facility and library. The addition of a 5th platform will ease congestion and improve connectivity. 7,600 Planned new homes will accommodate sustained housing demand.

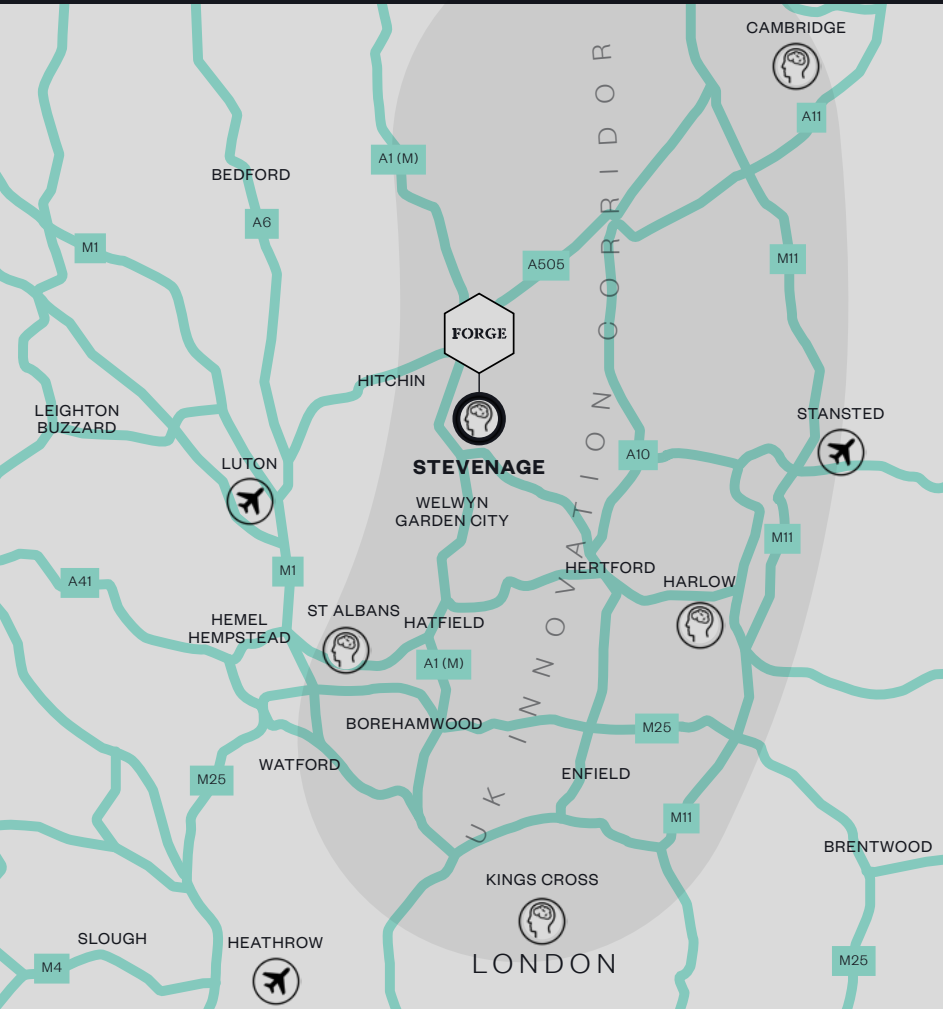


Stevenage

Sitting at the heart of the UK Innovation Corridor, just 20 minutes from London and 37 minutes from Cambridge. The Forge’s strategic position of Stevenage offers occupiers access to the next generation of science and technology partners in London, Cambridge and Harlow. This is a great opportunity to join this likes of Autolus, who deliver life-changing treatments to cancer patients, and whom are the newest members of the science community of 1,400 businesses and counting.

For international travel, be it leisure or business, three airports are within 45 minutes via the A1 (M) & M25.

For those who like to commute by foot or bicycle, Stevenage has 40km of segregated cycling and footpaths making it a safe and easy place to navigate.



Location and Transport

Pedestrian

Pedestrian and Cyclist Friendly

Rail

London - 20 Minutes
Cambridge - 37 Minutes

Road

A1 (M) - 5 Minutes
M25 - 20 Minutes
Luton - 26 Minutes
Stansted - 42 Minutes
Heathrow - 59 Minutes





CONTACT

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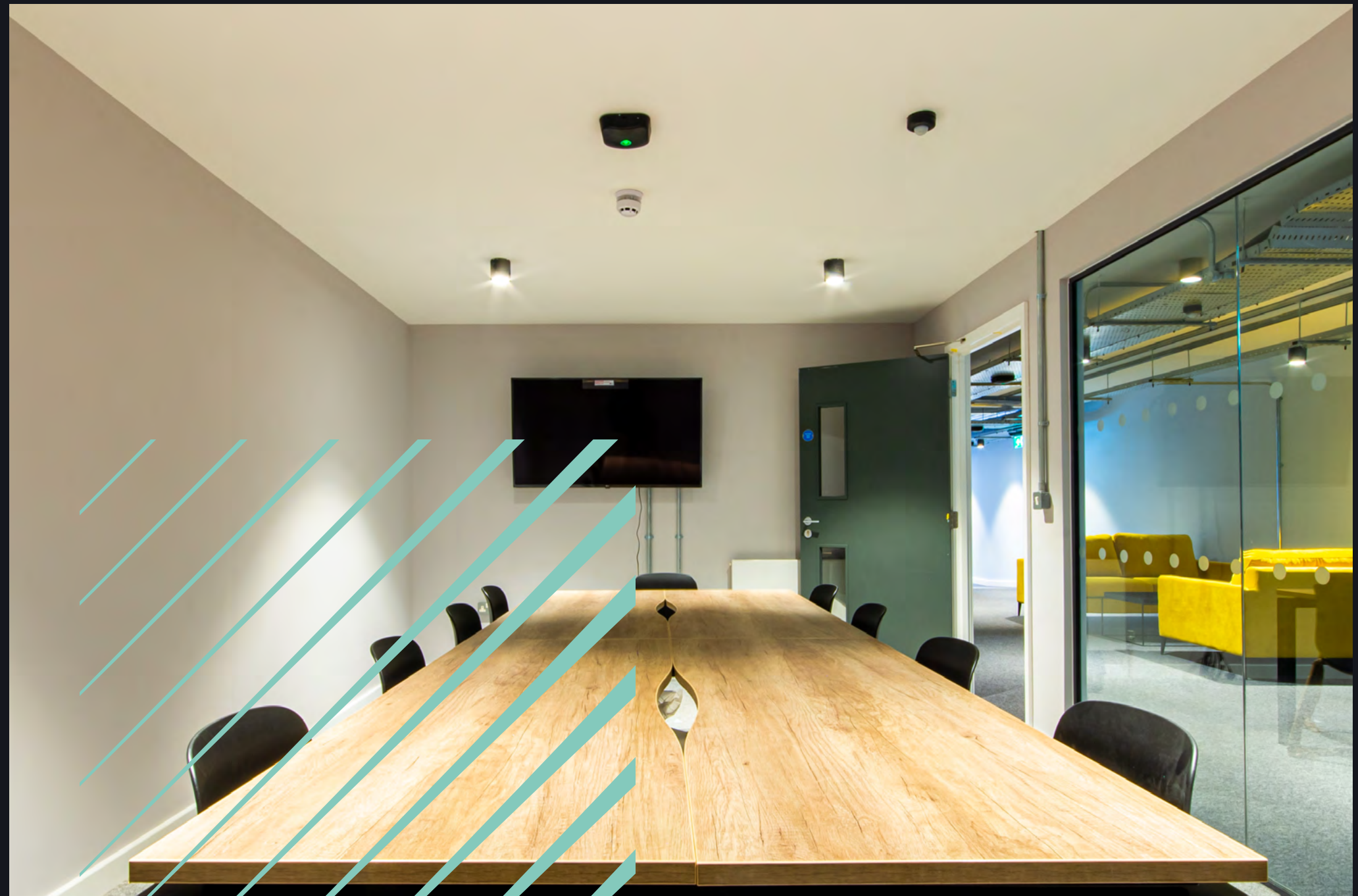
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A Development by

Reef Origin**FORGE**