

23 THE GLEBE

Stevenage
Hertfordshire
SG2 0DL



TO LET.

LARGE COMMERCIAL PREMISES WITH YARD, TO SUIT A VARIETY OF USES (SUBJECT TO PLANNING)

1,884 SQ FT (175.02 SQ M)

PLUS, YARD 1,984 SQ FT (184.35 SQ M)

NO CAR USERS OR TAKEAWAY USERS



For further information please contact: Tereza Halewood

T: 01438 794588

E: tereza.halewood@brownandlee.com

M: 07825 555173

W: www.brownandlee.com

Location

Stevenage is a major commercial and retailing centre approximately 30 miles north of London and is readily accessed via Junction 7 and 8 of the A1(M). The town centre benefits from excellent transport connections, being situated on the East Coast mainline with direct services to London Kings Cross in 20 minutes and a short distance from both Luton and Stansted Airports.

The bus interchange provides services to all neighbourhood centres, close-by villages and towns.

The property is in The Glebe Neighbourhood Centre within the Chells area of Stevenage.

Description

The property is a self-contained, two-storey building providing accommodation at ground and first floor level with several separate rooms with WC facilities.

There is also a gated area at the rear and an external store. The property is accessed from the front and the rear. The neighbourhood centre offers free customer parking.

Accommodation

The approximate useable areas are as follows:

Internal

Ground Floor	1,414 sq ft	131.36 sq m
First Floor	470 sq ft	43.66 sq m
Total net useable area	1,884 sq ft	175.02 sq m

External

Store	204 sq ft	19.03 sq m
Yard	1,984 sq ft	184.35 sq m

Tenure

Our clients can offer a new full repairing and insuring lease for a term to be agreed. The lease will be outside The Landlord & Tenant Act 1954 part II (as amended).

The lease will be subject to a rolling landlord break option effective 1 January 2029 with the landlord serving 6 months' notice to vacate for redevelopment purposes only.

Rental

£24,250 per annum, exclusive.

Subject to terms being agreed and appropriate financial checks, the Landlord may be willing to either grant a rent-free period. In lieu of refurbishment works.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £9,700. The UBR for 2025/26 is 55.5p 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)

The Asset Rating is E-102 expiring on 5th May 2032. Reference number: 8487-6059-7847-6856-9504. A copy of the EPC is available upon 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.

