

**103A HIGH STREET**



Access Rear of Church Lane  
Stevenage  
Hertfordshire  
SG1 3HR



**TO LET.**

**FIRST FLOOR OFFICE SUITE IN POPULAR OLD TOWN LOCATION**  
584 SQ FT (54.25 SQ M)



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## Location

Stevenage is an expanding town adjacent to the A1(M) with two junctions at separate access points, directly onto the major trunk road.

Stevenage has a population of 83,957 (2011 census) and is situated approximately 30 miles North of London, has excellent mainline railway connections and with London Kings Cross (20 minutes travel time) and two international airports are within the vicinity at Luton and Stanstead.

The property is located towards the southern end of the High Street, accessed off Church Lane at the rear which runs parallel to Stevenage Old Town High Street. There is parking on the High Street and car parks within a short walking distance.

Local occupiers include Tesco Express, Papa Johns, Costa Coffee, as well as national pub chains, independent restaurants, hotels and independent retailers.

## Description

The property comprises first floor office accommodation over three separate offices. There is a separate kitchen facility and WC.

There is also an external small yard at the entrance of the premises.

## Accommodation

The first floor accommodation provides the following approximate net useable area:

### Total

Offices	584 sq ft	54.25 sq m
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## Features

- Double glazed
- Carpeted
- WC
- Ground floor reception area
- Self-contained
- External small yard

## Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

## Rental

£9,650 per annum, exclusive.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £9,900. 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)

A copy of the EPC is available upon request.

## 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.

## 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.

