

Brown & Lee

01438 316655

ELOPAK HOUSE, STEVENAGE, HERTS, SG1 2EF

Winners of the Estates Gazette "Most Active Regional Agent" Award

**TOWN SQUARE CHAMBERS
15 TOWN SQUARE
STEVENAGE
HERTS, SG1 1BP**



FIRST & SECOND FLOOR OFFICE SUITES

**382 SQ FT – 3,500 SQ FT
(35.5 SQ M – 325.5 SQ M)**

TO LET

www.brownandlee.co.uk

LOCATION

Town Square Chambers are located in a prominent position within the Stevenage New Town overlooking the bus station. The entrance to the offices is close to McDonald's.

ACCOMMODATION

The office suites are situated at second floor level and provide the following approximate net useable floor areas:-

<u>First Floor</u>		
Suite 11	925 sq ft	(85.9 sq m) - Under offer
<u>Second Floor</u>		
Suite 21	700 sq ft	(65.0 sq m)
Suite 22	383 sq ft	(35.6 sq m)
Suite 23	382 sq ft	(35.5 sq m)
Suite 24	800 sq ft	(74.3 sq m)
Suite 25	2,320 sq ft	(215.5 sq m)
Suite 26	378 sq ft	(35.1 sq m)

Our clients can offer combination of the suites to provide a total of 3,500 sq ft (325.2 sq m).

FEATURES

- Adjacent to central bus station and within walking distance of railway station
- Overlooking Town Square with occupiers including most of the major banks, Stevenage Borough Council offices, and major retailers including McDonald's

TENURE

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

RENTAL

Suite 11	£ 6,500 per annum, exclusive
Suite 21	£ 4,900 per annum, exclusive
Suite 22	£ 2,680 per annum, exclusive
Suite 23	£ 2,675 per annum, exclusive
Suite 24	£ 5,600 per annum, exclusive
Suite 25	£16,240 per annum, exclusive
Suite 26	£ 2,650 per annum, exclusive

RATES

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the suites have the following rateable values:-

Suite 11	£ 7,600
Suite 21	£ 5,100
Suite 22	£ 2,425
Suite 23	£ 2,900
Suite 24	£ 5,900
Suite 25	£14,500
Suite 26	£ 2,300

The UBR for 2009/10 is 48.5p 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.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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.

VIEWING

Strictly by appointment through **BROWN & LEE CHARTERED SURVEYORS – ELOPAK HOUSE – MEADWAY TECHNOLOGY PARK – STEVENAGE – HERTS – SG1 2EF – TEL NO (01438) 316655 – FAX NO (01438) 315377 – E MAIL mike.phoenix@brownandlee.co.uk - WEBSITE WWW.BROWNANDLEE.CO.UK.**

Ref: A2206

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.
In association with: Brown and Lee, Milton Keynes, and Brown and Lee Clifford Billings, Aylesbury



RICS