

108 High Street Old Stevenage SG1 3DW

To Let

Attractive Self-Contained Grade II Listed Offices in Centre of Old Town

770 Sq Ft (Net) Approx.

- Prominent public facing building
- Newly refurbished decorations and carpeting
- Electric Heating
- Potential for a range of alternative uses



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108 High Street, Old Stevenage SG1 3DW

LOCATION

Stevenage is the major commercial centre in North Hertfordshire located between Junction 7 and 8 of the A1(M) approximately 34 miles north of Central London.

This is a well-planned progressive modern commercial centre with a strong high tech/aerospace presence and incorporates many headquarters office buildings with multi-national companies including Glaxo SmithKline, MBDA, Airbus, Fujitsu and IET.

Stevenage station provides a fast service to London Kings Cross / St Pancras (minimum travel time 19 minutes). Luton and Stanstead airports are conveniently close.

OLD TOWN

The old town high street is a very attractive area originally a coaching centre along on the old Great North Road. It comprises an attractive range of specialty shopping, restaurants and pubs and is the location of choice for smaller office users.

DESCRIPTION

This attractive self-contained building has just been refurbished by the owners and has been used as office accommodation for over 40 years.

It has an individual style with a range of rooms arranged at ground and first floor level with additional storage at attic and basement level.

There is a single WC on the first floor, on the ground floor, there is a shower room with additional WC, and Kitchen.

Electric heating is from Hershel electric infrared panel heaters with smart controllers, fully zoned, with each room controlled by thermostat from an app. Electric infrared heating only heats the areas that need heating and avoids wasting energy heating large volumes of air. <https://www.herschel-infrared.co.uk>

APPROX. (NET INTERNAL) FLOOR AREAS

Ground Floor	Front Office	155 Sq Ft
	Rear	150 Sq Ft
	Kitchen/staffroom	
First Floor	Front & Rear Office	305 Sq Ft
Second Floor	Store Area	90 Sq Ft
Basement	Store Area	70 Sq Ft
Total		770 Sq Ft

CAR PARKING

There are no allocated parking spaces, however there is free short-term roadside parking outside the offices and along the High Street with all-day parking on Primmot Road where season tickets are available for purchase.

TERMS

The offices are available for rent on a new lease for a term to be agreed. Rent £15,000 per annum.

All terms are subject to VAT where applicable.

RATEABLE VALUE

Please see the Valuation Office Agency website www.voa.gov.uk. Indicated assessment £11,750.

No rates are payable under the current small business relief threshold for single property occupiers.

AVAILABILITY

Immediate following the completion of legal formalities.

INSPECTION

For further information please email Mike Davies (m.davies@davies.uk.com) or Daniel Hiller (d.hiller@davies.uk.com) or telephone 01707 274237.

NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified).

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.

Energy Performance Certificate: Category D (77).

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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