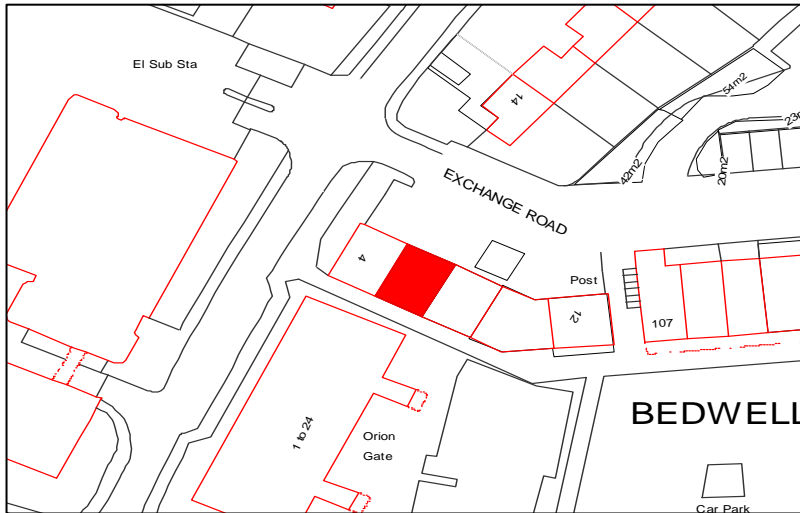


Stevenage TO LET



Produced from the OS map with Permission of the Controller HMSO. Unauthorised reproduction infringes Crown Copyright & may lead to prosecution or civil proceedings. Produced for Stevenage Borough Council Purposes only. No further copies may be made. Stevenage BC LA079553 1996 Crown Copyright

**Property & Estates,
Daneshill House,
Danestrete,
Stevenage,
Herts SG1 1HN.**

Telephone: 01438 242821

Fax: 01438 242157

**e-mail:
Anna.Maslenikova@
stevenage.gov.uk**

Web: stevenage.gov.uk



**6 EXCHANGE ROAD,
STEVENAGE, SG1 1PZ**

59 SQ M (635 SQ FT)

B1/B8 Use – Office/Light Industrial

Borough Council give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make any representations or warranty whatsoever in relation to this property.

Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of statements contained in these particulars.

**Stevenage
BOROUGH COUNCIL**

6 Exchange Road, Stevenage, SG1 1PZ

Location

Stevenage is located 30 miles north of London. It has excellent road communications being at junctions 7 and 8 of the A1(M) and just 15 minutes from the M25. Easy access to the major airports of Stansted, Luton, Heathrow and London City. It is situated on the main East Coast London to Edinburgh railway line and London Kings Cross is a 20-minute journey away.

The property on offer is situated in the residential area of Bedwell, less than one mile from Stevenage town centre. It is one of a terrace of 3 workshop/warehouse units adjoining Bedwell Crescent. The property benefits from open parking at the front.

Accommodation

The building comprises a gross internal floor area of 59 sq m (635 sq ft) including single toilet facilities.

Loading doors: width 1.8m.

Lease Terms

A new full tenant repairing and insuring lease will be granted for a term of 1 to 3 years, with no rent reviews.

Rent

NO PREMIUM PAYABLE
ONE MONTH RENT FREE PERIOD
Guide rent - £6,300. per annum exclusive of Value Added Tax.
Rent is payable quarterly in advance.

Rateable Value

The property has a rateable value of £7900.00 and the annual rates Payable for 2011/2012 are £3,420.70.

Outgoings

The tenant will be responsible for all outgoing in connection with the premises including water, electricity and business rates.

User Clause

The premises can be used for B8 use (with permitted change to B1 use) only. All enquiries with regard to other use should be directed to the Planning Department on 01438 242838. The in going tenant will be responsible for paying all costs relating to planning permission required. Trades that are already presented in the parade will not be permitted.

Possession

Vacant possession will be granted on completion of legal documentation.

Legal costs

The Council's legal costs to be borne by the ingoing tenant.

How to Make an Application to Lease

If you wish to apply to rent these premises, please obtain an application form from the Estates Division. The Council welcomes applications from all sections of the community.

Viewing

By appointment with the Property & Estates Division at Stevenage Borough Council, Daneshill House, Danestrete, Stevenage, Herts SG1 1HN, telephone 01438 242821.