

21/23

Town Square Stevenage

PRIME FOOD & BEVERAGE
OPPORTUNITY

**STEVENAGE
BETTER**

MOM KITCHEN

25 TOWN SQ.

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Delivering a transformed Town Square in the heart of Stevenage

Stevenage Town Centre is benefiting from a major, £1bn, 20-year regeneration programme designed to transform what it offers to residents and visitors, both now and in the future. The regeneration will once again turn Stevenage into a place where people want to live, work and relax.

A major part of the regeneration programme is the DSG1 scheme, being developed in partnership with Mace, the firm that built the Shard and the World Trade Centre. This scheme will deliver a new shared hub that will provide a home for the public, voluntary and council services all under one roof along with a wide range of new retail, residential and commercial facilities.

Queensway North is receiving a £50m regeneration that includes over 45,000 sq ft of retail and restaurant space as well as a gym, offices, innovation & technology centre and 116 apartments.

Regeneration works on the Town Square and Town Square North Block scheme, including updated building facades, are underway. This area is at the heart of public life in Stevenage and offers a pivotal space for residents and visitors to relax, shop and eat. The introduction of over 15,500 sq ft of flexible working space and 3,644 sq ft of restaurant space will create a larger evening economy in the area, driving a need for additional food & beverage and other supplier services.

**STEVENAGE
BETTER**

21/23 TOWN SQUARE, STEVENAGE SG1 1BP

BACKGROUND

Stevenage is the UK's first new town and offers a fantastic strategic location with outstanding connectivity to London and the rest of the UK. A quarter of the satellites currently orbiting Earth were built in Stevenage and the town is home to world-renowned, international businesses including GSK, Airbus, MBDA, Viavi, Stevenage BioScience Catalyst, BMW, Fujitsu and Eppendorf amongst others.

TOWN SQUARE

One of the key areas set for regeneration is the heart of Stevenage, the Town Square. This area is at the heart of public life in Stevenage and provides an important place and space for residents and visitors to relax, shop and eat. Current occupiers include Starbucks, Warren James, The Perfume Shop, Greggs, Subway, Primark, Boots and Wilko.

F&B OPPORTUNITY

21-23 Town Square provides a unique opportunity for an F&B operator. The unit occupies a prominent corner location in Town Square, the focal point for restaurants and cafes in Stevenage.

DESCRIPTION

21-23 Town Square has been refurbished to a high specification, providing contemporary space with exposed brick work and an extensive corner frontage, ready for a restaurant operator to fit-out.

ACCOMMODATION

Description	Floor Area (GIA)	
Ground Floor	3,644 sq ft	338.54 sq m
Total:	3,644 sq ft	338.54 sq m

LEASE

The property is available on a new effectively FRI Lease for a term to be agreed.

TERMS

The Landlord will consider flexible terms including a rent-free period, subject to the Tenant's covenant status.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A full copy of the EPC is available upon request.

RATES & SERVICE CHARGE

To be assessed.

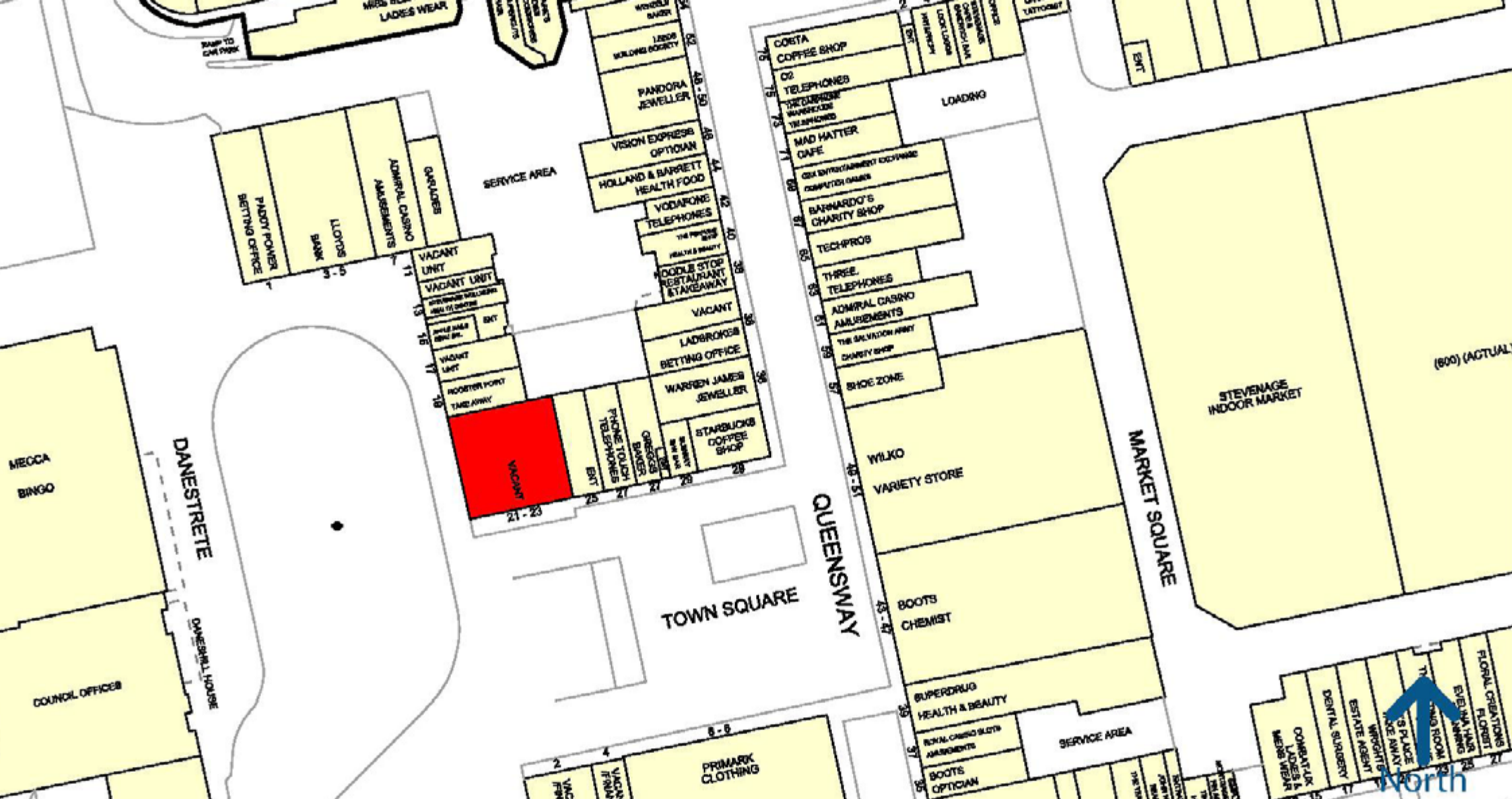
VAT

All prices quoted are exclusive of VAT.

COSTS

Each party is to be responsible for its own legal and professional costs.





VIEWING

Strictly by appointment through sole agents.

PAUL MOODY

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