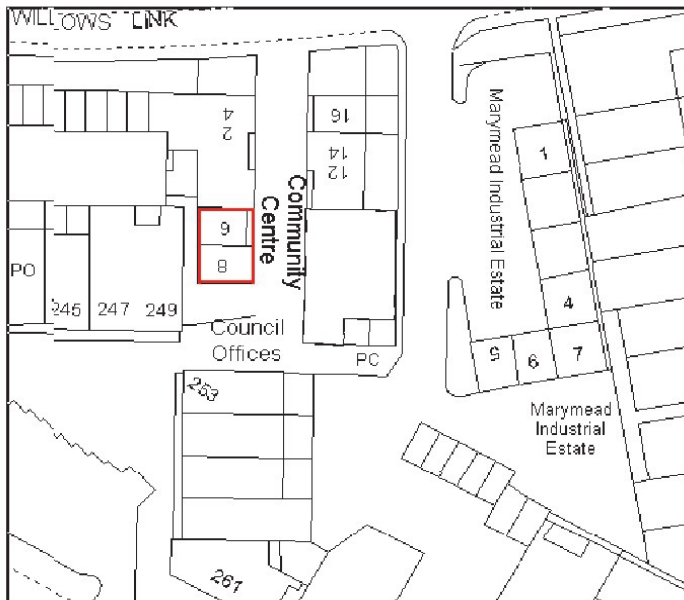


# Stevenage TO LET

6-8 Willows Link  
**STEVENAGE**  
71.4 m2 (769 sq. ft.)

Property & Estates  
Daneshill House,  
Danestrete,  
Stevenage,  
Herts  
SG1 1HN.  
Telephone: 01438 242767  
Email: [amreta.chana@stevenage.gov.uk](mailto:amreta.chana@stevenage.gov.uk)  
Web: [www.stevenage.gov.uk](http://www.stevenage.gov.uk)



Stevenage Borough Council give notice that these particulars do not constitute any part of an offer of 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.

**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. 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 Broadwater area, less than 1 3/4 miles from Stevenage town centre. It occupies a secondary position to the main retail area, which is known as Marymead Neighbourhood Centre.

**Accommodation**

The premises comprise ground floor space of a net internal area of 71.4 sq. m ( 769 sq. ft.),

**Lease Terms**

A new full tenant repairing and insuring lease will be granted up until March 2020. Contracted out of the Landlord & Tenant Act 1954 Part II.

**Rent**

Offers invited in the region of £7,900 per annum exclusive of Value Added Tax.

Rent is payable quarterly in advance.

VAT is charged on rent.

**Rateable Value**

The property has a rateable value of £6,500. The annual rates payable in 2016/2017 will be £3,230.5.

**Outgoings**

The tenant will be responsible for all outgoing in connection with the premises such as charges relating to water, gas electricity and business rates.

**Use**

The premises has an existing use class of D1 (office use). Trades that are already represented in the parade will not be permitted.

All enquiries with regard to other use should be directed to the Planning Department on 01438 242828. The incoming tenant will be responsible for paying all costs relating to planning permission required.

**Possession**

Vacant possession will be granted on completion of legal documentation.

**Legal costs**

The Council's legal costs to be borne by the incoming 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 Estates Division at Stevenage Borough Council, Daneshill House, Danestrete, Stevenage, Herts SG1 1HN, telephone 01438 242767 or email [amreta.chana@stevenage.gov.uk](mailto:amreta.chana@stevenage.gov.uk)