

# TOWN SQUARE CHAMBERS

15 Town Square, Stevenage,  
Hertfordshire, SG1 1BP



## SECOND FLOOR OFFICE SUITES

373 sq ft – 1,054 sq ft  
(34.7 sq m - 97.9 sq m)

**TO LET**

## Location

Stevenage is an expanding town adjacent to the A1(M) with two separate access points directly on to this major trunk road. Stevenage has a population of 83,957 (2011 Census) and is situated approximately 30 miles north of London, has excellent mainline railway lines with London Kings Cross (20 minutes travel time) and two international airports are within the vicinity at Luton and Stansted.

Town Square Chambers is located in a prominent position within the Stevenage New Town adjacent to central bus station and within walking distance of railway station. The suite is located above Town Square with occupiers including Stevenage Borough Council, Primark and main High Street Banks.

## Description

The accommodation is provided at second floor level and offers office space with shared WCs and a kitchen facility. Suite 21 is open plan and Suite 23 is divided into two innerconnecting rooms creating three office areas.

## Accommodation

The approximate net useable areas are as follows:-

### Second Floor

Suite 21	681 sq ft	63.3 sq m
Suite 23a/b	373 sq ft	34.7 sq m

The suites can be taken individually or combined to provide up to 1,054 sq ft (97.9 sq m).

## Tenure

Our clients are able to offer a new full repairing and insuring lease for a term of 5 years to exclude the renewal provisions afforded by the Landlord and Tenant Act 1954 Part II (as amended). At the end of year 2, there will be a mutual rolling break providing six months notice at any time.

## Rental

Suite 21 - £8,600 per annum, exclusive.  
Suite 23a/b - £4,700 per annum, exclusive

The rental is inclusive of service charge but exclusive of rates (if payable), electricity, phone and broadband.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable values are as follows:-

Unit 21 - £2,900  
Unit 23 - £1,750

The UBR for 2020/21 is 51.2p 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.

## Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

## Energy Performance Certificate (EPC)

A copy of the EPC for each suite is available upon request.

## 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.



For further information, please contact: Tereza Halewood

T: 01438 794588

E: [tereza.halewood@brownandlee.com](mailto:tereza.halewood@brownandlee.com)

M: 07825 555173

W: [www.brownandlee.com](http://www.brownandlee.com)

Brown & Lee Commercial Surveyors LLP 15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref: 10777  
In association with: Brown & Lee Aylesbury, Milton Keynes & Bedford

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 | Regulated by RICS

