

AVAILABLE TO LET

2-3 Bedwell Park, Stevenage, SG1 1NB



**COMMERCIAL
LETTINGS**



Annual Rent: 18,500 Per Annum (Subject to vacant possession)

Size:

2 Bedwell Park: 619 sq ft / 57.52 sq m

3 Bedwell Park: 515 sq ft / 47.90 sq m

Total: 1,134 Sq ft / 105.42 sq m

Description: The ground floor accommodation provides retail sales area to the front with kitchenette, access WC, separate offices, and storeroom at the rear. There is access at the rear of the property for loading. Free public customer parking is provided close-by.

Current permitted Use class: Class F1

CONTACT DETAILS:

If you have an enquiry please contact Tereza Halewood on **01438 794588**

or email **tereza.halewood@brownandlee.com**

or please visit **www.stevenage.gov.uk/business/business-premises/commercial-lettings**
and register your interest.

Stevenage 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.

Important

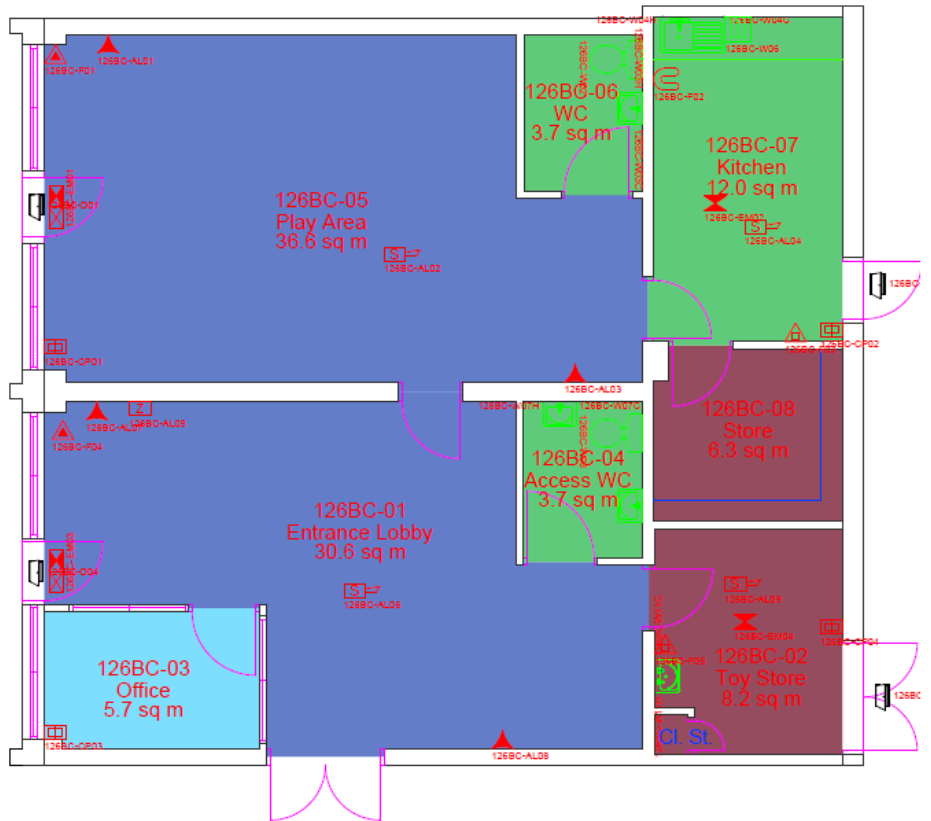
The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

Location

Stevenage is a major commercial and retailing centre approximately 30 miles north of London and is readily accessed via junction 7 and 8 of the A1 motorway. Bedwell Park is approximately 0.9 miles from the town centre. The town centre benefits from excellent transport connections being situated on the East Coast mainline with direct services to London King's Cross in 20 minutes and a short distance of both Luton and Stansted airports. The town also offers a new bus station which provides bus routes to all neighbourhood centres.

Tenure

Our clients can offer a new full repairing and insuring lease for a term to be agreed. Any new lease is to be contracted outside the Landlord & Tenant 1954 Act with a rolling Landlord break.



Features

- Self-contained
- Kitchenette
- Access WC's
- Rear Loading Access
- Three phase power supply, single phase connected
- Storeroom
- Offices
- Open Space
- Electric Heaters
- Overlooking Park
- Security Shutters
- Free Public Car Park at the rear

Energy Performance Certificate (EPC)

The Asset Rating is E-116 expiring on 20th February 2030. A copy of the EPC is available upon request.

Rates

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.

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.

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