

# 23 THE GLEBE

Stevenage, Hertfordshire,  
SG2 0DL



INCENTIVES AVAILABLE

**LARGE NEIGHBOURHOOD CENTRE UNIT WITH YARD  
(MAYBE SUITABLE FOR CHILDRENS' NURSERY)**

**1,884 sq ft (175.02 sq m)  
(Plus yard of 1,984 sq ft (184.35 sq m) &**

**TO LET  
(NO CAR USE OR VEHICLE REPAIR)**

**Brown & Lee**  
Chartered Surveyors

T: 01438 316655  
W: [www.brownandlee.com](http://www.brownandlee.com)

**PAI**  
Commercial  
Property Network  
[www.pai.uk.com](http://www.pai.uk.com)

## 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.

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 Stanstead airports.

The property is located in The Glebe Neighbourhood Centre within the Chells area of Stevenage.

## Description

The property is a self-contained two-storey building providing accommodation at ground and first floor level with kitchen and WC facilities.

The ground floor is part storage/production unit with two roller shutter doors and associated ancillary office areas.

The first floor provides 4 separate rooms suitable for offices or similar use.

There is also a gated yard area at the rear and an external store.

The property is accessed from the front and rear.

The neighbourhood centre offers free car parking.

## Accommodation

The approximate useable areas are as follows:-

### Internal

Ground floor	1,414 sq ft	131.36 sq m
First floor	470 sq ft	43.66 sq m

<b>Total</b>	<b>1,884 sq ft</b>	<b>175.02 sq m</b>
--------------	--------------------	--------------------

### External

Yard	1,984 sq ft	184.35 sq m
------	-------------	-------------

## Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed. The lease will be outside The Landlord and Tenant Act 1954 part II (as amended).

The lease will be subject to a landlord break option effective from 1<sup>st</sup> December 2027 with the landlord serving six months' notice to vacate for redevelopment purposes.

## Rental

£25,000 per annum exclusive

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £9,200. The UBR for 2021/22 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.

## Energy Performance Certificate (EPC)

A copy of the EPC 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.

## 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.

**Brown & Lee**

Chartered Surveyors

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: 12187  
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

