



kearney bell

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EXTREMELY PROMINENT COMMERCIAL PREMISES TO LET STEVENAGE – THE FORGE, 103 QUEENSWAY

- Forms part of major refurbishment of Phase 1, The Forge.
- New lettings to Pure Gym, Card Factory, Chateau Cafe and Aspava Restaurant.



LOCATION

Stevenage is going through a huge transformation with the council/developers investing into education, residential (high population growth due to large residential developments), commercial and leisure.

A new life science centre has recently been granted planning permission to develop a 75,000 sqft global headquarters over the Marshgate car park to the rear. The building is due to be occupied by Autolus.

The subject unit is located in a very prominent corner location close to nationals including Next, Sports Direct, Card Factory, WH Smith, Specsavers and JD.

TENURE

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

RENT

On application.

SERVICE CHARGE

Approximately £5,500 pa.

ACCOMMODATION

We have calculated the following approximate gross internal floor areas:

Ground Floor	363.1 sq m	3,909 sq ft
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RATES

The unit is in shell condition and will require rating when occupied. Interested parties should enquire with the local authority for further detail.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

EPC

Available on request.

HANDOVER SPECIFICATION

To be agreed as the unit is in shell condition.

INSPECTIONS

Viewing by appointment with:

Aaron Bell
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