

68A HIGH STREET

Stevenage  
Hertfordshire  
SG1 3EA



**TO LET.**

**REFURBISHED FIRST AND SECOND FLOOR OFFICE  
ACCOMMODATION**

1,645 SQ FT (152.8 SQ M)



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## Location

Bank Chambers provides offices at first and second floor levels in an attractive period building in Stevenage Old Town High Street.

The entrance to Bank Chambers is via Rookery Yard, which links Primett Road to the High Street. The property is, therefore, within easy walking distance of the Old Town car park. Numerous other long stay car parks are available within a short walk.

Stevenage Old Town is an attractive office location providing both multiple and specialist retail outlets with a number of public houses and restaurants. The Old Town has excellent access to Stevenage Rail Station, with good links to London Kings Cross, with a journey time of approximately 20 minutes.

## Description

68a High Street is a self-contained office suite with the benefit of its own private entrance, leading to offices at first and second floor level. WC and Kitchen facilities are located at the first floor.

## Accommodation

The first floor provides 5 offices together with a small storeroom and kitchen facility. The second floor provides 3 small offices.

The approximate net useable areas are as follows:

### First Floor

Office	995 sq ft	92.4 sq m
Kitchen	40 sq ft	3.7 sq m

### Second Floor

Office	610 sq ft	56.7 sq m
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Please note that the offices at second floor level all have restricted headroom

### Total

Total net useable area	1,645 sq ft	152.8 sq m
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## Features

- Kitchen facility
- Male and female WC facilities
- Gas fired central heating system
- Entry phone system
- Fully carpeted throughout
- Window blinds
- Old Town location
- Close to car parks and rail station

## Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

## Rental

£20,100 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 £22,000 pa. The UBR for 2023/24 is 54.6p 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.





