

PARK PLACE

STEVENAGE

SG1 1BF

NEW RETAIL UNITS TO LET/FOR SALE

FROM 467 SQ FT - 5,793 SQ FT
(43.38 SQ M - 538.16 SQ M)



PARK PLACE RETAIL UNITS

LOCATION

Stevenage is currently undergoing major regeneration plans which include a £1bn redevelopment programme led by Stevenage Borough Council, delivering a mixed-use town to enhance Stevenage as a town where people will want to live, work and play.

There has been a recent new development within the town, a four storey Headquarters building purpose built of approximately 70,000 sq ft, offering offices and lab space, which will undoubtedly increase the footfall within the town which will be great for businesses.

There are also plans to provide further residential units above existing retail units such as Queensway (71 flats) and the former BHS site (250 flats), along with residential schemes on the former Matalan site (526 flats). 7600 homes are targeted by 2031, across the borough of Stevenage.

Park Place is located within the middle of the town centre, within a pleasant pedestrianised environment. There are plans for a new £45m Leisure Hub opposite at Town Centre Gardens, which will include a 10-lane swimming pool, gym and health and wellness spa which will attract visitors to the town.

DESCRIPTION

Boston House & Mulberry House offers a brand-new scheme within the town centre, of ground floor retail units offering a variety of size units to accommodate individual requirements. Residential accommodation is provided on the upper floors.

The units can be finished to shell or white-box specification. Further details upon request.

TENURE

The units are available either to rent on terms to be agreed or for sale freehold individually or a combination of units. Our client will also consider a sale of the whole of Mulberry House and/or Boston House.

RATES

To be assessed.

USER

The units benefit from Class E use. Alternative uses may be considered, subject to change of use. Takeaway users are prohibited but restaurants may be considered.

VAT

VAT is applicable in this case.

EPC

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

SERVICE CHARGE

Service charge is c.£0.90 per sqft and covers block insurance. Refuse/Rates are for end users account.

AML

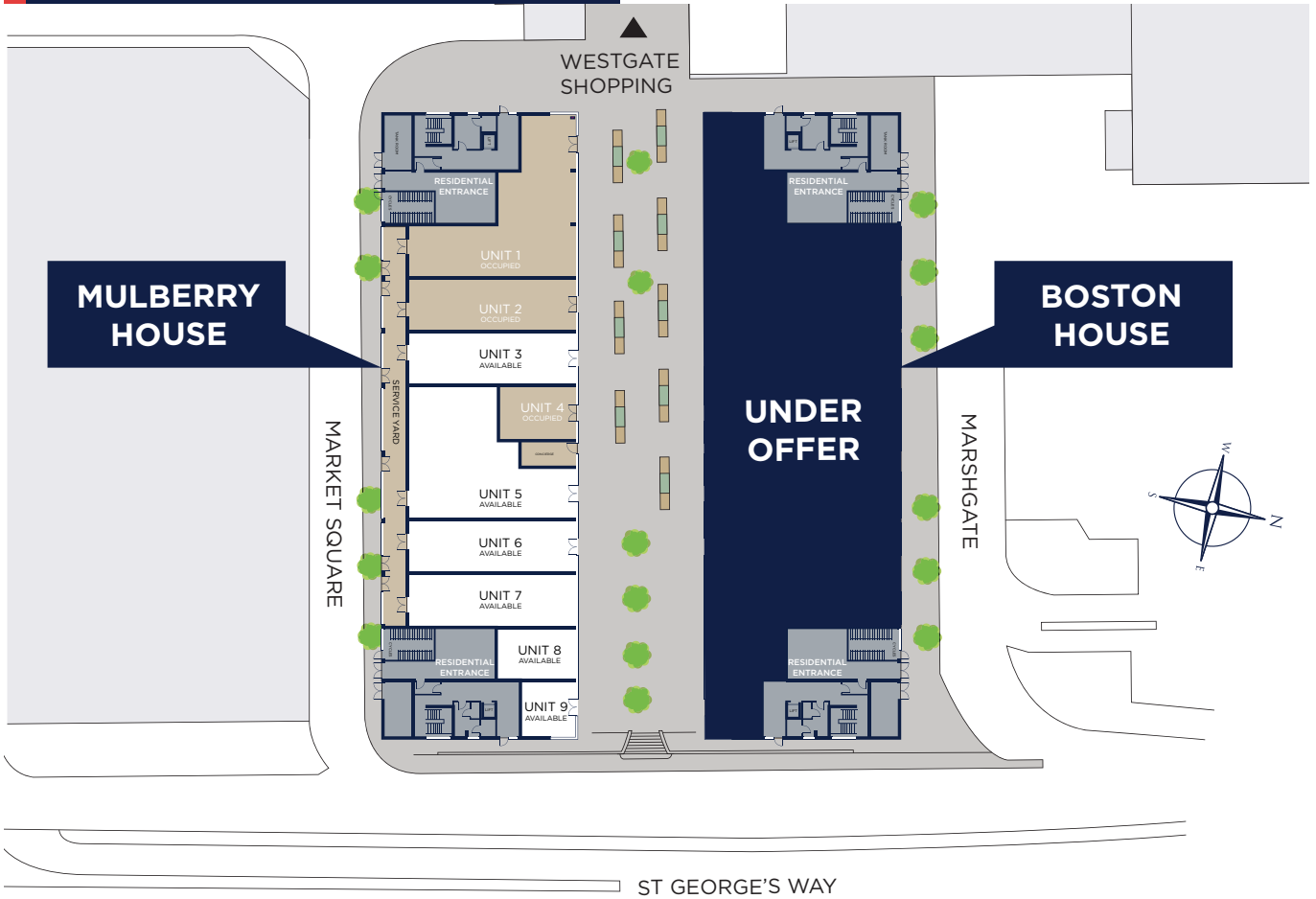
Brown & Lee Chartered Surveyors are registered with HMRC for Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

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.



PARK PLACE SITE PLAN



MULBERRY HOUSE

UNIT	SIZE SQFT	SIZE SQM	STATUS
1	LET TO GEEK RETREAT		
2	LET TO T SHOP		
3	1,205	111.94	Available
4	LET TO SMARTY SCHOOLWEAR		
5	2,329	216.36	Available
6	1,225	113.80	Available
7	1,225	113.80	Available
8	547	50.81	Available
9	467	43.38	Available

BOSTON HOUSE

UNIT	SIZE SQFT	SIZE SQM	STATUS
1-9	11,152	1035.96	UNDER OFFER



PARK PLACE

STEVENAGE



WALKING

11 minutes to Stevenage Train Station



BY TRAIN

London King's Cross
25 minutes



BY CAR

30 miles north of London



BY BUS

6 minutes walk to the Bus Interchange

TOWN CENTRE NATIONAL OCCUPIERS INCLUDE:

Costa Coffee
Wenzels
Leeds Building Society
Pandora
Vision Express
Holland & Barratt
Vodafone
The Perfume Shop
Ladbroke's
Warren James
Starbucks
JD
WH Smith/Post Office
River Island
Cardsdirect

Next
New Look
Sports Direct
HMV
Greggs
Primark
Natwest
Barclays
Tui
Nationwide
Admiral
O2
British Heart Foundation
Santander
Poundland

Savers
Boots
Superdrug
Cardfactory
The Works
Shoezone
Three
Specsavers
EE
Halifax
Clarks
Lloyds Bank
CEX
Cash Converters
The Salvation Army

Timpson
New Look
F Hinds
Subway
Tesco
TSB
Esquires
H&M
Claire's
Ernest Jones
Trespas
Yours
Bonmarche
Moss

ALL ENQUIRIES



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