



**AITCHISON
RAFFETY**



- Self-contained first-floor office
- Prime town centre position
- Own entrance door
- One parking space
- Kitchenette and WCs

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Town Centre Self Contained Office Suite

Approx. 663 Sq Ft (61.59 Sq M)

To Let



Description

The subject property is a self-contained first-floor office suite located in the centre of Stevenage town centre. The layout comprises four separate office rooms, a kitchen, and both male and female toilets. The office is due to be refurbished.

The property is well-suited for office use or alternative purposes such as therapy or beauty services.

Externally there is one allocated parking space.

Location

The office is prominently situated on Stevenage High Street, surrounded by a mix of independent and chain retailers.

As a key arterial route through Stevenage, the road benefits from high levels of both vehicular and pedestrian traffic, with convenient on-street parking nearby.

Rent

£13,950 per annum exclusive

Terms

Available by way of a new internal repairing and insuring lease.

Floor Area

First Floor

Total **663 Sq Ft** **61.59 Sq M**

Business Rates

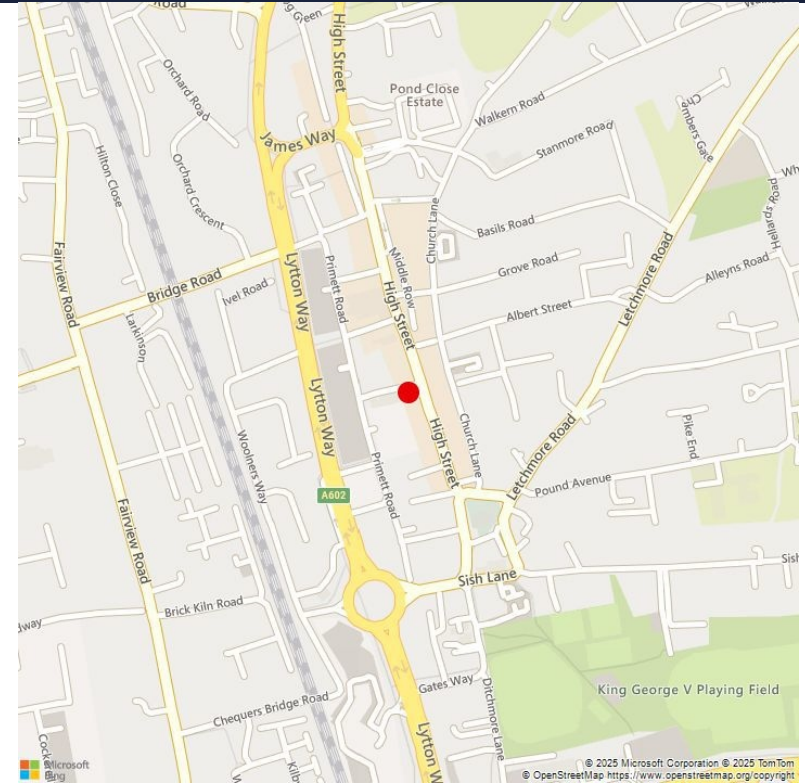
From online enquiries, we understand the current rateable value is £11,250. This property should qualify for small business rates relief.

VAT

All prices quoted will be subject to VAT

Energy Performance Rating

Awaited



Viewings

By appointment only with sole agents Aitchison Raffety
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**AITCHISON
RAFFETY**



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We invest in people Silver



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