

# TO LET - OFFICE



Lines House, 78 High Street, Stevenage, Hertfordshire SG1 3DW

1,938 SqFt (180.04 SqM)

£31,000 per annum exclusive

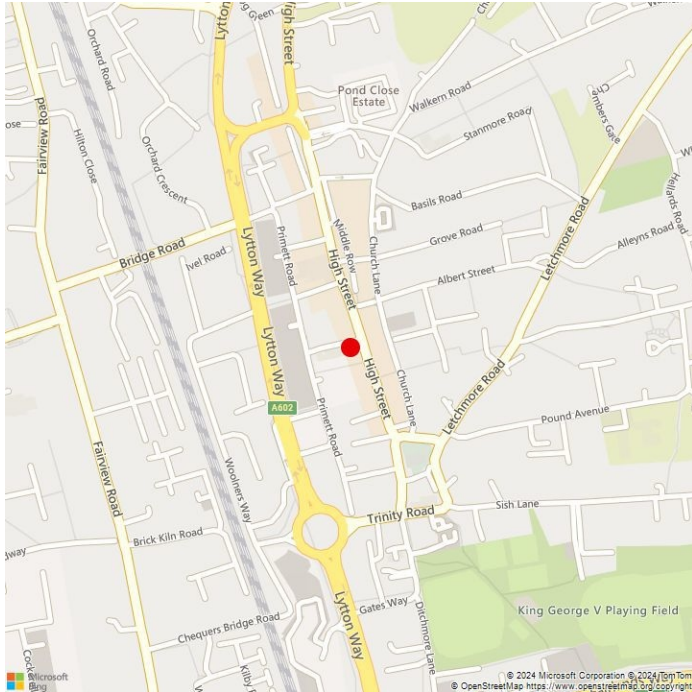
**Town Centre Offices**

- Self-Contained
- Gas Central Heating
- Air Conditioning
- High Street Location

## Location

Stevenage Old Town is an attractive office location providing both multiple and specialist retail outlets, several public houses and restaurants.

The Old Town benefits from close proximity to Stevenage Train Station, with a journey time of approx. 25 minutes to Central London. The A1(M) is approximately 1.3 miles away from the property - a 15 minute walk or 5 minute drive.



## Description

A first floor self-contained office located in the heart of Stevenage High Street. The property is mainly open with the addition of a glass partitioned meeting room. The property has the benefit of both male and female WCs and a kitchen.

The property has gas central heating, A/C, data cabling, sash windows.



## Floor Area ( )

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Accommodation	sq ft	sq m
<b>Total Area</b>	<b>1,938</b>	<b>180.04</b>

Areas quoted are approximate and should not be held as 100% accurate.

## VAT

VAT Applicable

## EPC

TBA

## Business Rates

We understand from our enquiries that the rateable value for the year 2024/25 is £29,000 per annum.

## Further Information

Viewing strictly by appointment:

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