



kearney bell

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STEVENAGE – THE FORGE, 87 QUEENSWAY COMMERCIAL PREMISES TO LET SUBJECT TO VACANT POSSESSION



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 75,000 sq ft life science facility was recently developed over the car park to the rear. The building is the global headquarters for Autolus Therapeutics.

The subject unit is located in a very busy location close to nationals including **Next, Pure Gym, The Works, Card Factory, WH Smith, Specsavers and JD.**

TENURE

The property is available on a new effectively fully repairing and insuring lease for a term to be agreed.

RENT

£30,000 per annum. The rent is subject to VAT and payable quarterly in advance.

SERVICE CHARGE

Currently £1,326.27 per annum plus VAT.

HANDOVER SPECIFICATION

The unit is to be handed over in its existing condition.

ACCOMMODATION

We have calculated the following approximate floor areas:

Ground Floor	105.7 sq m	1,138 sq ft
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RATES

Rateable value (2023)	£35,000
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COSTS

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

EPC

Energy Rating B38 valid until 13th November 2035. Full report available on request.

PLAN

Available on request.

INSPECTIONS

Viewings by appointment with:

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