

# Shop To Let

## The Forum, Stevenage Hertfordshire, SG1 1EH

### Location

The property is situated in a prominent position on The Forum Court near to the Westgate Shopping Centre.

The town centre benefits from excellent transport connections being situated on the East Coast mainline with direct services to London King's Cross in 20 minutes and a short distance of both Luton and Stansted airports.

The premises is well situated fronting the Forum car park, offering over 300 car parking spaces for the town centre. A vibrant mix of national retailers in the nearby vicinity include SportsDirect, Clarks, Barclays, Specsavers as well as being below the town's DWP main office.

The unit is strategically positioned to benefit from the new life science campus, the Elevate Quarter, which will see an investment of over £900m into the town centre. Elevate Quarter will see the addition of 1.6m sq. ft of labs, offices and manufacturing facilities, whilst creating 5,000 new jobs.

An extract from the street plan is attached upon which the property has been highlighted.

### Accommodation

The property is arranged over ground floor only, comprising the following approximate net internal floor area:

Ground Floor	336.45 sq m	3,621.5 sq ft
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### Rent

Quoting £50,000 per annum exclusive.



### Rates

We have verbally advised that the property is assessed as follows:

Rateable value:	£66,000
UBR (2026/2027):	0.43
Rates payable:	£28,380

Interested parties are advised to make their own enquiries with the Local Authorities.

### Legal Costs

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

### EPC Rating

The property is currently rated within band B (43). A copy of the EPC is available upon request.

## Viewing

All viewings are strictly by prior appointment. Subject to contract.

For further information or arrangements to inspect please contact:

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