Oaklands
London Road, Stevenage

To Let

Recently Fitted and Nearly New Retail Warehouse

8,620 Sq Ft (GIA) Approx.

Next to Cancer Research UK and B&M. Opposite Roaring Meg.
LOCATION

This the last opportunity to secure representation in the Oaklands Retail Park, fronting London Road.

This forms part of a development where B&M and CRUK are now trading very successfully.

It is opposite the Roaring Meg Retail Park where major out of town retailers include Debenhams, Tapi, Furnitureland, Hobbycraft, Currys, TruGym, Partyman, SCS, Carpetright, Boots, Harveys, EE, Wren, Furniture Village, Mothercare, Home Bargains, McDonalds, Topps Tiles, Burger King, Pizza Hut and DFS.

DESCRIPTION

The unit offers single storey mezzanine free space occupying a prominent corner position at the entrance to the development with separate rear servicing.

Full details of existing tenant fit out available on request.

FLOOR AREA

8,620 sq ft GIA

The development includes approx. 105 car spaces.

TERMS

Available on a new lease for a term to be agreed.

Rent £130,000 per annum plus VAT.

Full details are available on request.

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk).

Indicated assessment £151,000 which is being appealed.

Rates payable 2018/19 49.3%

ENERGY PERFORMANCE CERTIFICATE

Category B (26)

AVAILABILITY

At an early date to be agreed.

INSPECTION

For further information please contact Mike Davies, Davies & Co on 01707 274237 or Michael Perkins of Perkins Fox on 0207 486 6550.

NOTE

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.