

# TO LET

1,938 Sq Ft (180.04 Sq M)

- › Self-Contained First Floor Offices
- › Gas Central Heating
- › Air Conditioning
- › High Street Location



## Lines House

78 High Street, Stevenage, SG1 3DW

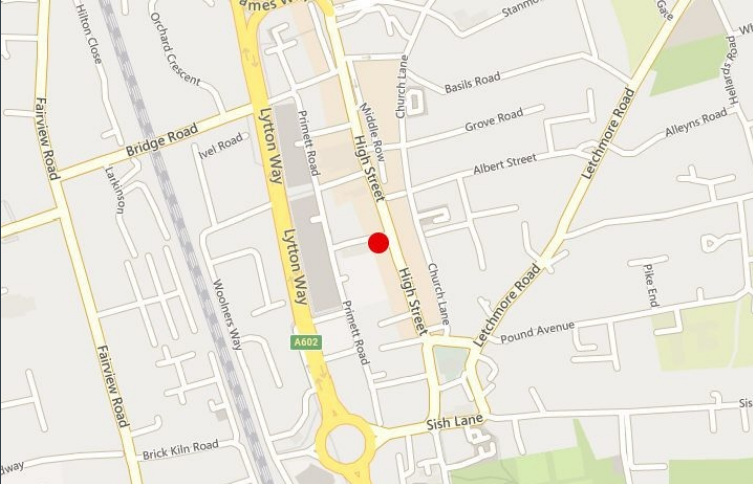
**>D KirkbyDiamond**

Contact: Hannah Niven or Chris Richards

Tel: 01582 738866


[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)





## LOCATION

- Stevenage Old Town is an attractive 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 3 miles

 what3words  
///loving.energy.chop

 Google Maps  
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## DESCRIPTION

- A first floor self-contained office located in the heart of Stevenage High Street
- The property is mainly open plan with the addition of a glass partitioned meeting room
- The property has the benefit of both male and female WCs and a kitchen
- Gas central heating, A/C, data cabling, sash windows

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £31,000. VAT is payable OR Rent available on application.

## ACCOMMODATION

Total	180.04 SQ M	1,938 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C - 60

**Business Rates:** The rateable value is £29,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

## CONTACT:

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