

**TO LET**  
**FIRST FLOOR OFFICE SUITE**  
**63.40 Sq M (682 Sq Ft)**



**11A MARKET PLACE**  
**STEVENAGE SG1 1DH**

See important notice overleaf

**01438 816396**

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## 11A MARKET PLACE STEVENAGE SG1 1DH

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### DESCRIPTION & SITUATION

The property is situated in the pedestrianised Town Centre close to the railway station (Kings Cross 24 mins) bus station and extensive car parking facilities.

Both junction 7 and 8 of the A1(M) are within easy access and the M25 is approximately 15 miles to the south.

The suite comprises the whole of the first floor of the property and is currently partitioned to provide four private offices and two general areas.

### FEATURES

- ELECTRIC HEATING
- SUSPENDED CEILINGS
- CARPETED
- DOUBLE GLAZING
- MALE AND FEMALE TOILETS
- KITCHEN

### TERMS

The suite is available by way of a new full repairing and insuring lease for a term to be agreed.

### RENT

£7,000 per annum exclusive SUBJECT TO CONTRACT

### RATES

Interested parties are advised to make their own enquires

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### VIEWING

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### Important Notice

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- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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