

Retail / Leisure Unit

32-36 The Forum, Stevenage, Hertfordshire, SG1 1EH

Ground Floor: 3,622 ft² (336.45 m²)

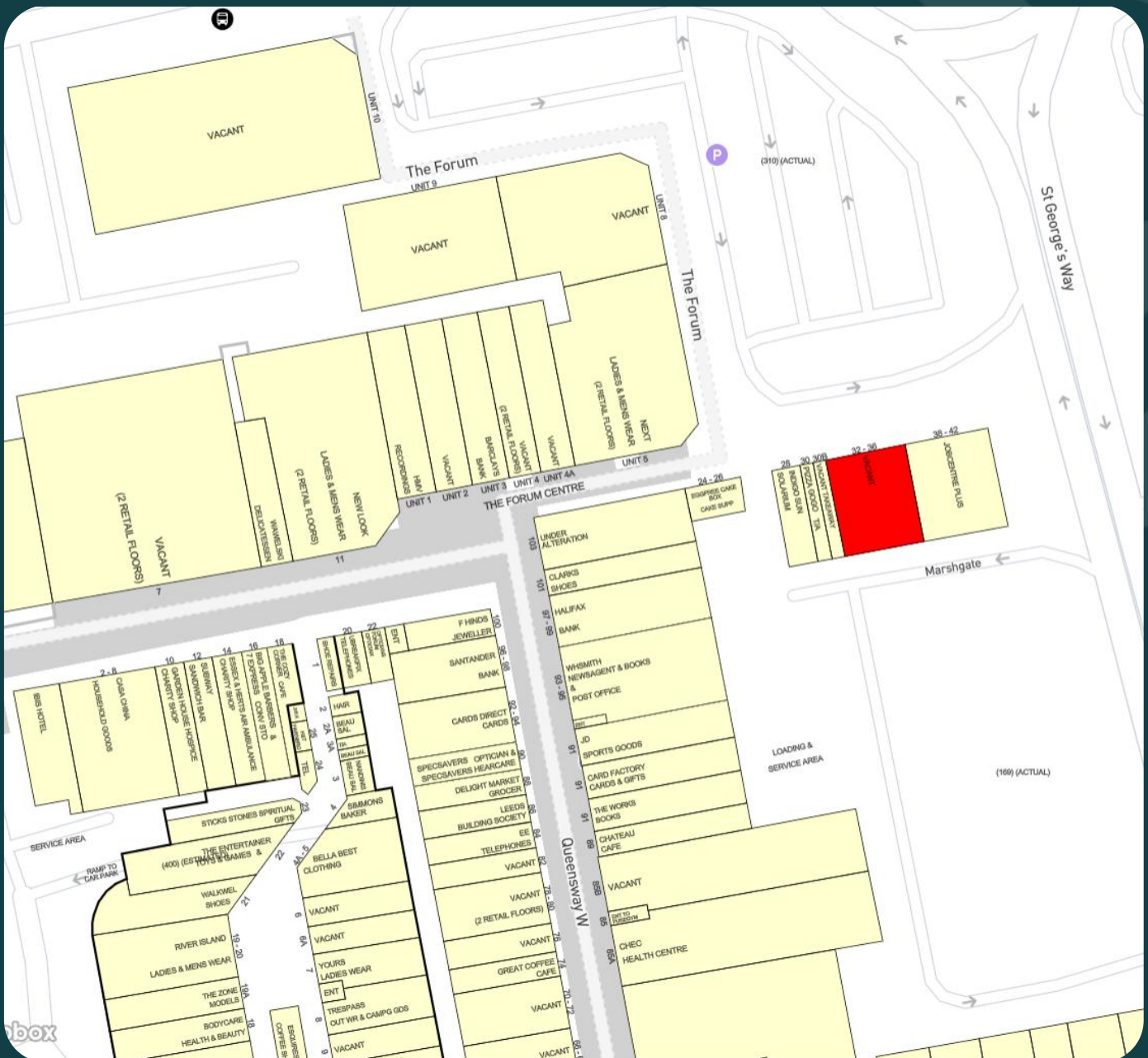


To Let



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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** and **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.



Click [here](#) for Google map link

Accommodation

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

Net Internal Areas	SQ M	SQ FT
Ground Floor	336.45	3,621.5

Rent

Quoting rent £50,000 per annum exclusive

VAT

VAT is applicable at the prevailing rate.

Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement.

Service Charge

Service charge is payable on an apportioned basis. Payable towards communal maintenance of the building. It is estimated at £5,263 for the current year.

Business Rates

The premises is assessed as follows:

Ratable Value: £66,000

UBR (2026/2027): 0.43

Rates Payable: £28,380

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

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. For further information or arrangements to inspect please contact:

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