



Stevenage Town Square
PRIME A3 FOOD & BEVERAGE OPPORTUNITIES



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Delivering a transformed Town Square in the heart of Stevenage

Stevenage Town Centre is benefitting from a major, £1 bn, 20-year regeneration programme designed to transform what it offers to residents and visitors, both now and in the future. The regeneration will once again turn Stevenage into a place where people want to live, work and relax.

A major part of the regeneration programme is the SG1 scheme, being delivered in partnership with Mace, the firm that built the Shard and the World Trade Centre. This scheme will deliver a new shared hub that will provide a home for public, voluntary and council services all under one roof along with a wide range of new retail, residential and commercial facilities.

Queensway North, the former site of Marks & Spencer, is receiving a £50m regeneration that includes over 45,000 sq ft of retail and restaurant space as well as a gym, offices, innovation & technology centre and 116 apartments.

Regeneration works on the Town Square and Town Square North Block scheme are also set to launch in Autumn 2019. This area is at the heart of public life in Stevenage and offers a pivotal space for residents and visitors to relax, shop and eat. Building facades and other elements are set to be updated. The introduction of over 14,000 sq ft of flexible working space and 3,000 sq ft of restaurant space will also create a larger evening economy in the area, driving a need for additional food & beverage and other supplier services.

TOWN SQUARE

One of the key areas set for regeneration is the heart of Stevenage, the Town Square. This area is at the heart of public life in Stevenage and provides an important place and space for residents and visitors to relax, shop and eat. Current occupiers include Starbucks, Warren James, The Perfume Shop, Greggs, Subway, Primark, Boots and Wilko. A detailed planning application has been submitted for improvement works to the buildings to the north of Town Square to include 644 sq m of new restaurant space; 1,015 sq m of flexible workspace across the first and second floors and 326 sq m of flexible space on the second floor.

BACKGROUND

Stevenage is the UK's first new town and offers a fantastic strategic location with outstanding connectivity to London and the rest of the UK. A quarter of the satellites currently orbiting Earth were built in Stevenage and the town is home to world-renowned, international businesses including GSK, Airbus, MBDA, Viavi, Stevenage BioScience Catalyst, BMW, Fujitsu and Eppendorf amongst others.

F&B OPPORTUNITIES

Town Square is the focal point for restaurants and cafes in Stevenage, the following A3 opportunities are available (approximate GIA's). The units will be handed over in shell condition with capped off services.

PLANNING

The units have A1 and/or A3 planning consent.

LEASE

The units are available on new effectively FRI Leases for a term to be agreed subject to 5 yearly rent reviews.

TERMS

The Landlord will consider flexible terms including a stepped rent and rent free period, subject to status. Further details are available on request.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A full copy of the EPC is available upon request.

VAT

All prices quoted are exclusive of VAT.

COSTS

Each party is to be responsible for its own legal and professional costs.



28 miles
central London



19 mins
Kings Cross &
St Pancras



A population of 87,000 and growing

The Units

21 - 23 Queensway

The accommodation can be configured to suit specific size requirements.

Existing

Description	Size
Ground Floor	3,369 sq ft (313 sq m)
First Floor	3,498 sq ft (325 sq m)
Total	6,867 sq ft (638 sq m)

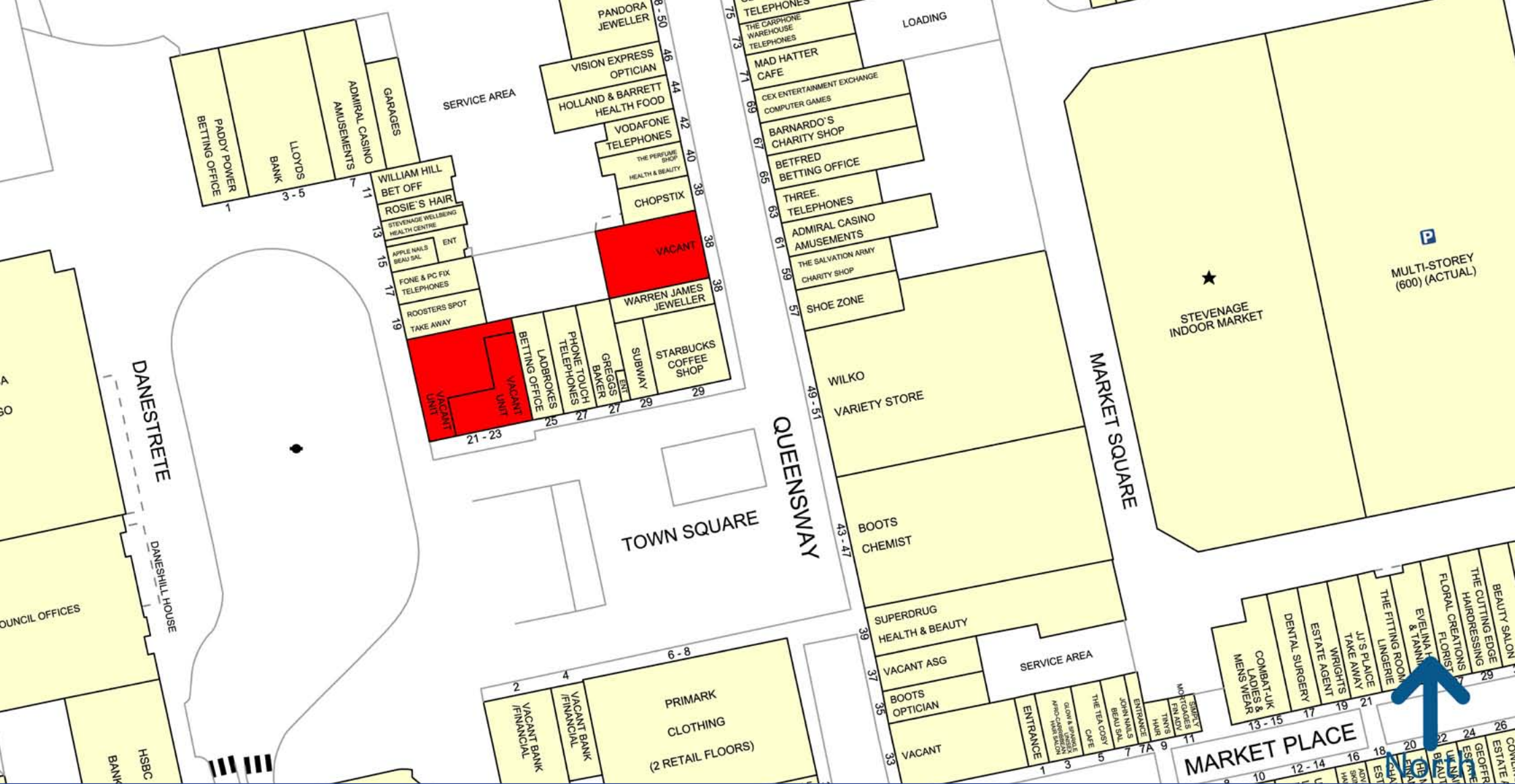
Potential Split

Description	Restaurant 1	Restaurant 2
Ground Floor	1,636 sq ft (152 sq m)	1,733 sq ft (161 sq m)
First Floor	1,528 sq ft (142 sq m)	1,970 sq ft (183 sq m)
Total	3,164 sq ft (294 sq m)	3,703 sq ft (344 sq m)

29 Town Square / 38 Queensway

Unit 4

Description	Size
Ground Floor	2,286 sq ft (215 sq m)
Total	2,286 sq ft (215 sq m)



VIEWING

Strictly by appointment through sole agents.

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