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Planning

SBC0725 Pre-market Engagement for the Provision of the Property Management Services and Business Services at the Business Technology Centre (BTC) and the Chells Industrial Units (CIU)

Stevenage Borough Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-041263

Procurement identifier (OCID): ocds-h6vhtk-056210 ([view related notices](#))

Published 18 July 2025, 12:09pm

Scope

Reference

CCD01635

Description

This notice is for pre-market engagement and is not a request for tenders. Stevenage Borough Council plan to invite bidders to tender for the provision of the Property Management Services and Business Services at the Business Technology Centre (BTC) and the Chells Industrial Units (CIU).

The Business Technology Centre (BTC) and Chells Industrial Units (CIU) have been providing Stevenage residents and its diverse array of businesses in and around Stevenage with office, workshop, and light industrial accommodation to support start-up and business growth investment opportunities since the 1980s. As the demand for

business accommodation continues to change, the council need to ensure that the accommodation provided by the BTC is flexible and adaptable to suit the needs of businesses located and those looking to acquire space at the centre. At the same time, the council also recognise that both the BTC and CIU have achieved high rates of occupancy and would require potential suppliers to also attain this, as well as a support an ongoing quality offering. It also needs to ensure that the centre uses underutilised space to further accommodate additional grow on space and a variety of different types of space, business support services and facilities to serve businesses at the centre and those investing at the site. The council recognises some uplift and capital investment is required to support this aspect.

The current contract aims to provide quality practical, business accommodation for both office and light industrial use including the cost of utilities, business services; reception, security, telephony, on-site parking – subject to availability, high quality fully serviced and managed meeting room and space facilities and an on-site café at the BTC. In addition, the contract also aims to provide quality practical business accommodation for light industrial use, with on-site parking at the CIU. This also includes providing a broad range of specialised business support and advice services delivered at the BTC for early stage, high growth start-up and ambitious scale up businesses to accelerate growth in a supported business environment and to manage the BTC and CIU in an efficient and business-like manner to secure the optimum income level, whilst maximising the occupancy levels of the properties. The council is keen to support further commercialisation activities at the centre and this is a key driver in supporting additional services, alongside additional investment in the facilitating infrastructure. All of which is key in supporting the local economy and ensuring the centre makes the most of the opportunities that become available.

The council has an open mind on the appropriate delivery model to effectively support its wider ambitions but is committed to ensuring that the rasion d'etre of the centres remain. It is essential that both the BTC and CIU continue to support the economic growth ambitions of the council by facilitating a robust business ecosystem, that fosters innovation and growth across multiple sectors and helping the council to meet some of its job creation targets.

The pre-procurement market engagement will comprise:- Submission of the Supplier Questionnaire (please see Appendix A – separate MS Word document) following the instructions in Section 8. The Supplier's Questionnaire must be received by 12:00 midday on Friday 15th August 2025.

Total value (estimated)

- £12,000,000 excluding VAT
- £14,400,000 including VAT

Contract dates (estimated)

- 1 July 2026 to 1 July 2031
- Possible extension to 1 July 2033
- 7 years, 1 day

Main procurement category

Services

CPV classifications

- 79993000 - Building and facilities management services

Contract locations

- UKH23 - Hertfordshire

Engagement

Engagement deadline

15 August 2025

Engagement process description

Documents and further details available via <https://intendhost.co.uk/supplyhertfordshire.aspx/Home> Submission of the Supplier Questionnaire (please see Appendix A - separate MS Word document) following instructions in Section 8. Supplier Questionnaire must be received by 12:00 midday on Friday 15th August 2025.

Submission

Publication date of tender notice (estimated)

20 October 2025

Contracting authority

Stevenage Borough Council

- Public Procurement Organisation Number: PHLV-8626-LHWZ

Daneshill House, Danestrete

Stevenage

SG1 1HN

United Kingdom

Contact name: Mena Caldbeck

Email: procurement@stevenage.gov.uk

Website: <https://www.stevenage.gov.uk/>

Region: UKH23 - Hertfordshire

Organisation type: Public authority - sub-central government