

# TO LET

455 Sq Ft (42.27 Sq M)

- › First Floor Offices
- › Newly Redecorated
- › Shared kitchen and WC facilities
- › Close proximity to the train station



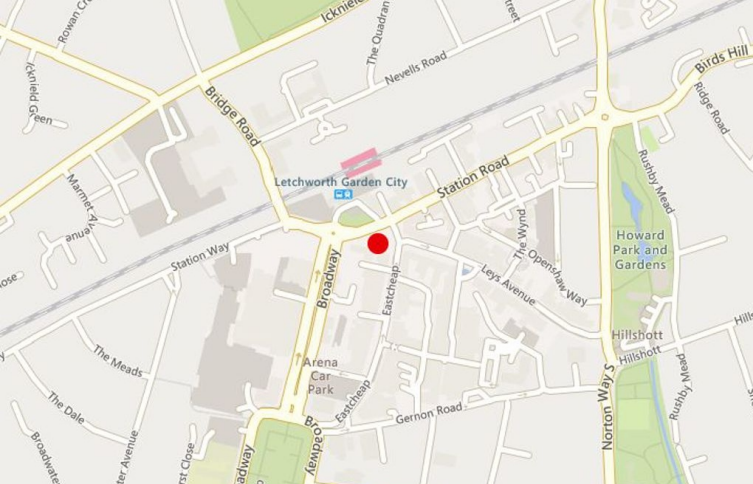
**Suite A The Colonnade**  
**Station Place, Letchworth Garden City, SG6 3AQ**

**>D KirkbyDiamond**

Contact: Hannah Niven or Chris Richards

Tel: 01582 738866

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



## LOCATION

- Located in Letchworth Garden City town centre. Letchworth Garden City was the world's first Garden City, founded in 1903.
- Within walking distance to Letchworth station with fast and frequent services to both London and Cambridge.
- 5 minute drive to A1 (M) junction 9.

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 Google Maps

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## DESCRIPTION

- First floor offices, located in the centre of Letchworth, opposite the train station.
- The property has been newly redecorated and has the benefit of entry phone system, gas central heating, shared kitchen and WC facilities.
- The rental is inclusive of heating, water, internal and external maintenance, as well as cleaning to common areas.
- The tenant is responsible for their own IT, electricity and payment of business rates, if applicable.

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £835 per calendar month. VAT is payable.

## ACCOMMODATION

Suite A	42.27 SQ M	455 SQ FT
<b>Total</b>	<b>42.27 SQ M</b>	<b>455 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-63

**Business Rates:** The rateable value is £5,000. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:

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