

TO LET

863 Sq Ft (80.17 Sq M)

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



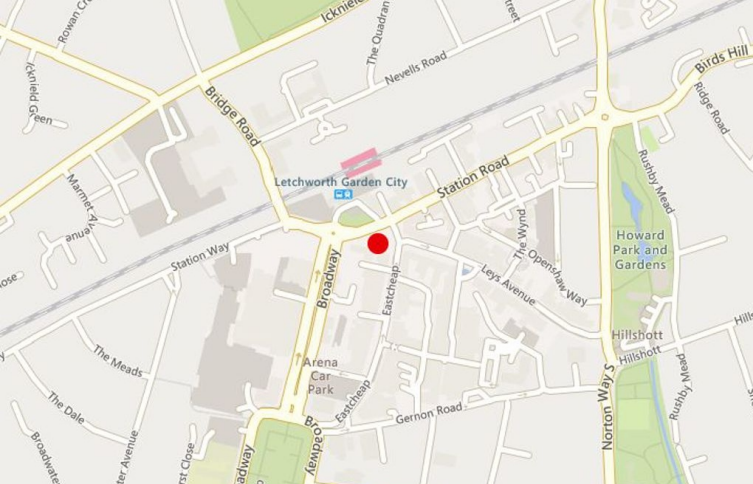
Suite B The Colonnade
Station Place, Letchworth Garden City, SG6 3AQ

>D KirkbyDiamond

Contact: Hannah Niven or Chris Richards

Tel: 01582 738866

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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 £1,366 per calendar month. VAT is payable.

ACCOMMODATION

First Floor	80.08 SQ M	862 SQ FT
Total	80.17 SQ M	863 SQ FT

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

EPC: C-63

Business Rates: The rateable value is £8,600. For the rates payable please contact us or www.voa.gov.uk

CONTACT:

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