



Spirella  
Building



The Spirella Building  
is owned by

Letchworth  
Garden City  
Heritage Foundation

Bridge Rd, Letchworth Garden City, SG6 4ET

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# Contents

Flexible Modern Office Fitout with High Speed 1GB data line into the building with dedicated options \*

450 sq ft to 29,000 sq ft



The Spirella Building is an Arts & Crafts style Grade II listed former corset factory, which was restored in 1996. The building now provides flexible, modern office space to various businesses with a high speed 1GB data line into the building. The property is surrounded by well-landscaped gardens and offers on-site facilities with 24 hour access.

- Spirella car parking spaces
- Ballroom car parking spaces
- Visitors car parking spaces
- Gym car parking spaces
- Electric car parking/charging



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# Features

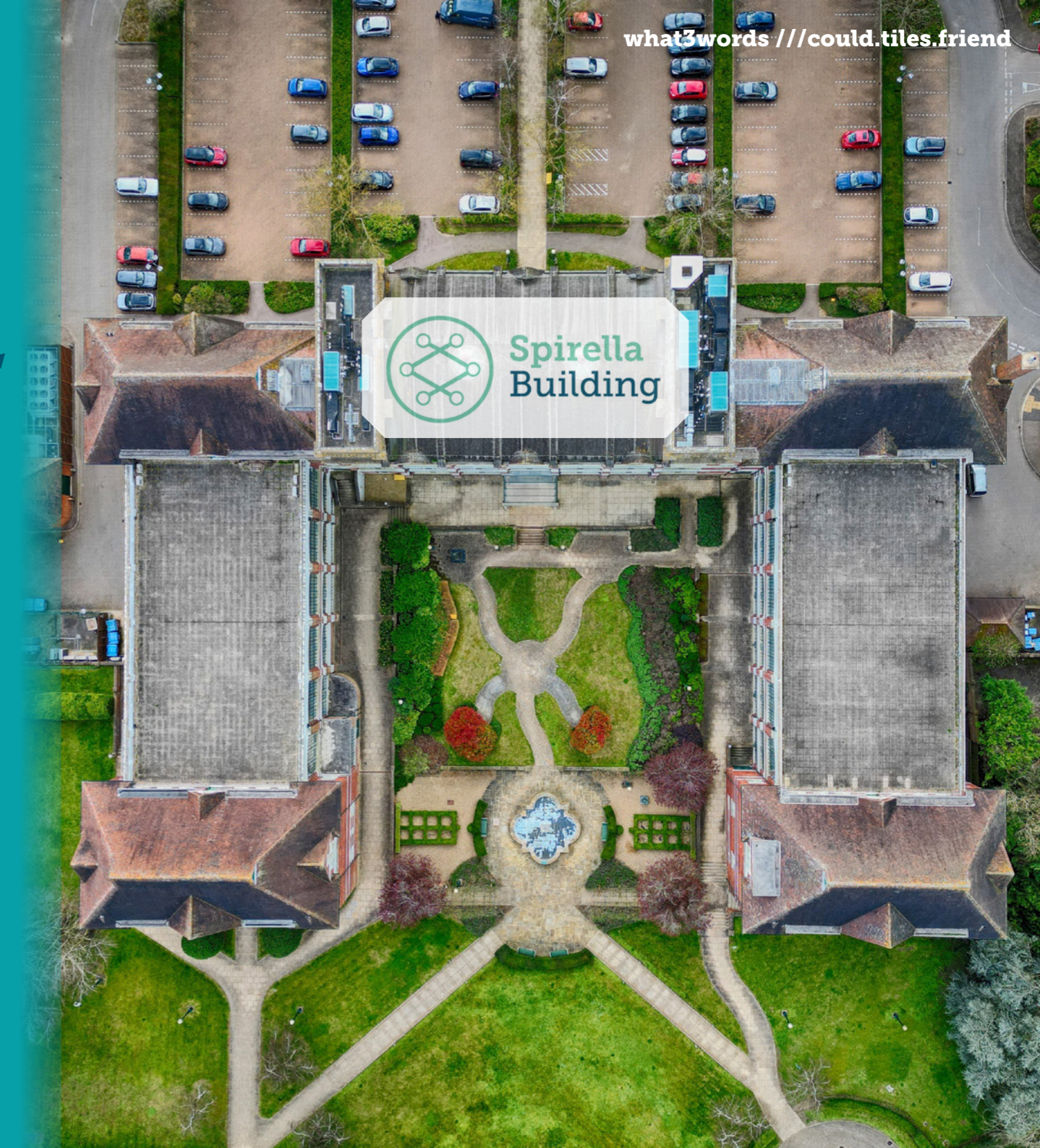
-  24-hour Access
-  Passenger Lift
-  Breakout/Meeting areas
-  Bookable Meeting Rooms
-  Manned Reception
-  Air Conditioning
-  EV Charging
-  Fitness Centre
-  On Site Cafe
-  Walking Distance to Train Station

# Letchworth Garden City

Letchworth Garden City is well placed to serve London, East of England, Midlands and the whole of the South East, and sits between two international airports.

It has a population of 34,318 (2021 Census) and is located in North Hertfordshire, approximately 32 miles north of London.

The town has direct access to the A1(M), which offers links to the M25, 20 minutes to the south. Letchworth Garden City mainline railway station provides a direct service to main London stations (36 minutes) and Cambridge (25 minutes) and is well located for the international airports at both Luton and Stansted.



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**Ground Floor**

The perfect blend of history and heritage, and state of the art business facilities, customisable for your needs.



**Second Floor**

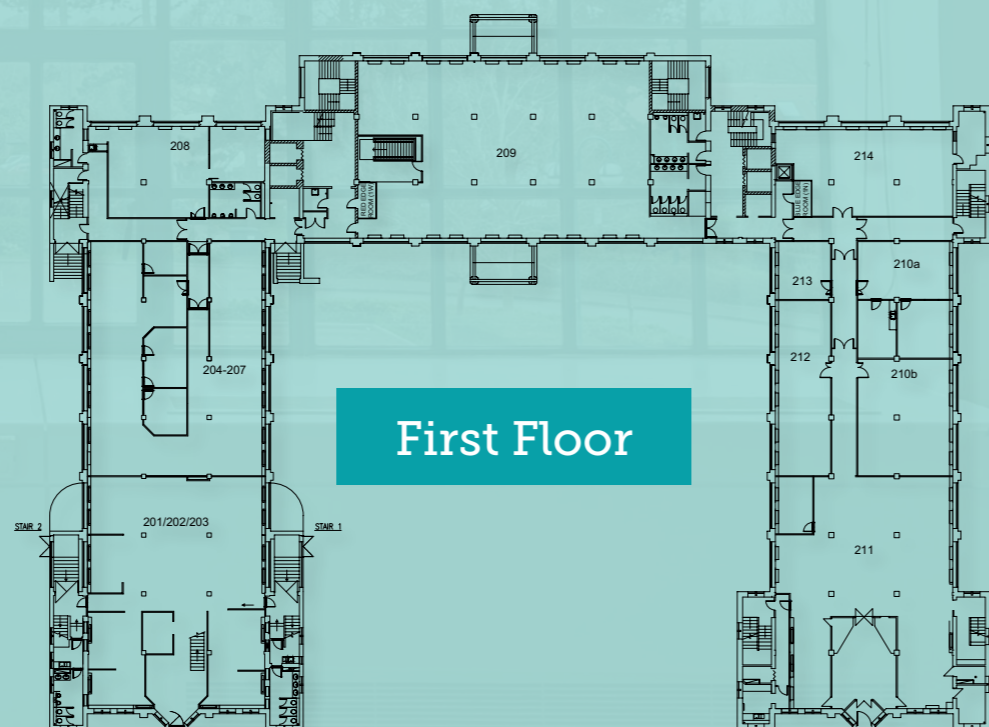


**Third Floor**

Letchworth Garden City is famous for being the world's first Garden City, conceived by the visionary Ebenezer Howard. Part of that vision was, and continues to be, delivering great places to work. Spirella was designed by Cecil Horace Hignett and completed in 1920. The building was designed as a corset factory, and also played a key part in the Second World War manufacturing military parachutes.



The building now offers flexible terms in state of the art, customisable premises suitable for a range of businesses.



**First Floor**



**On Site Cafe**



**Bookable Meeting Rooms**



**Fourth Floor**

# Further Information



Viewings are strictly by appointment only



**Hannah Niven**

07425 243 317

[hannah.niven@kirkbydiamond.co.uk](mailto:hannah.niven@kirkbydiamond.co.uk)

**Chris Richards**

07983 775 684

[chris.richards@kirkbydiamond.co.uk](mailto:chris.richards@kirkbydiamond.co.uk)



**Halli Rutter**

07384 460 022

[halli.rutter@brownandlee.com](mailto:halli.rutter@brownandlee.com)

**Daniel Musgrove**

07966 144 131

[daniel.musgrove@brownandlee.com](mailto:daniel.musgrove@brownandlee.com)

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## Current Availability

Property Offices	Floor Area (Sq. Ft)	Quoting Rent	Service Charge	Rateable Value 2023 (from 1 April 2023)	Parking Spaces
Spirella, Suite 104	694	£12,150	£8,169	£8,800	2
Spirella, Suite 110	858	£15,050	£10,610	£12,000	TBA
Spirella, Suite 208	<b>Under Offer</b>				
Spirella, Suite 210B	903	£15,300	£11,323	£12,250	3
Spirella, Suite 109	1,155	£20,250	£13,015.74	£14,000	TBA
Spirella, Suite 211	3,360	£50,400	£45,972	£42,000	9
Spirella, Suite 303	4,453	£66,800	£54,866	£57,000	17
Spirella, Suite 304	8,046	£120,690	£111,280	£102,000	23

### Business Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable values are as stated above. The UBR for 2024/25 is 54.6p in the pound. For small business, 49.9p in the pound. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

### Energy Performance Certificate

A copy of the EPC is available upon request.

### VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

### Important

The services, fixtures, fittings, appliances, and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants should satisfy themselves as to their condition.

### IT Charge \*

There is an IT charge of £4.00 psf to cover costs of data within the suites. A 1GB data line is dedicated to the building. More detailed information is available on request.