

TO LET - OFFICE



**Unit 20, Furmston Court, Letchworth Garden City,  
Hertfordshire, SG6 1UJ**

**752 SqFt (69.86 SqM)**

**£8,000 per annum**

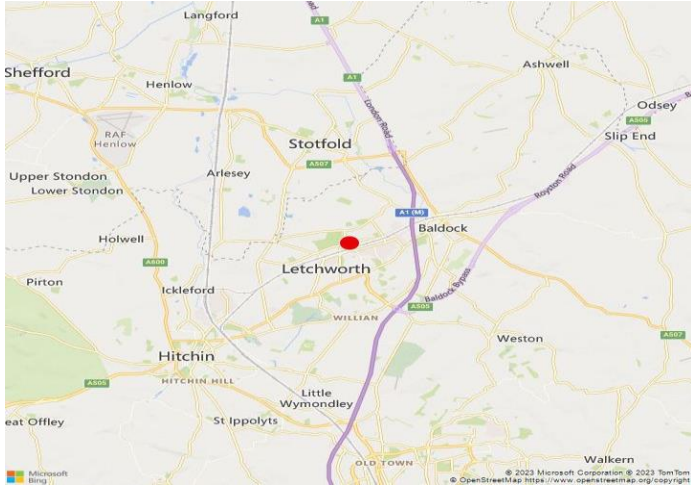
- Newly decorated
- 1 Car Parking Space
- Kitchenette

**First Floor Office Space**

## Location

Located within the industrial area of the town the property is a 10 minute walk to the train station and main town centre. Letchworth has fast and frequent trains to London Kings Cross and Cambridge.

Access to the A1(M), A507 and A505 are all easily accessible.



## Description

A rare opportunity to lease a fully inclusive (rent, water, gas, electric and rates) office suite in Letchworth Garden City. The first floor office accommodation has been decorated to a high standard with a feature window to the front. The office space has the benefit of gas central heating, A/C, kitchenette and WC. There is one parking space available.

## Terms

Available by way of a new lease for a term to be agreed.

Rent: £8,000 per annum excluding additional costs for utilities.

VAT: TBA

## Viewings

For viewings and further information please contact:

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## Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
First Floor	752	69.86
<b>Total</b>	<b>752</b>	<b>69.86</b>

Areas quoted are approximate and should not be held as 100% accurate.

## EPC

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