

TO LET 25,571 SQ FT

MONROE HOUSE, WORKS ROAD, LETCHWORTH, HERTFORDSHIRE SG6 1LN



OUTSTANDING HEADQUARTERS BUILDING

WITH OFFICE / LIGHT INDUSTRIAL / LABORATORY / R&D FACILITY



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LETCHWORTH

Letchworth is famous for being the world's first garden city and today retains its attractive landscaped ambience. It is a major business location situated in North Hertfordshire approximately 28 miles north of London and a short distance from both Stevenage and Hitchin.

Trunk road access is excellent with direct access to J9 & J10 of the A1(M). The A505 provides a fast link between the M1/Luton and Cambridge/ M11/East Anglia. The A14 is easily accessible and the M25 is approx. 15 miles south at J23 (South Mimms).

Luton Airport is 11 miles (approx) and Stansted Airport is 29 miles (approx). Letchworth offers a fast electrified train service to London Kings Cross / St Pancras (approx 32 mins) and Cambridge and the North.

Letchworth has moved with the times and the property adjoins the major Business Park which includes a Sainsburys Superstore, Retail Park and Leisure Centre.

LOCATION

Monroe House occupies a prominent position fronting on to Works Road at the centre of the commercial area. All the extensive facilities of the town are therefore within easy reach.

DESCRIPTION

An impressive and distinctive detached modern facility constructed in the 1990's. It stands in a self-contained site of approximately 2 acres with two access points from Works Road.

There are highly specified two storey offices with a central reception and entrance area. To the rear and side is high specification flexible single storey warehouse / light industrial accommodation suitable for a range of uses.

The First floor office area incorporates an attractive roof terrace area off which is a staff restaurant.

FEATURES

- Detached building in self-contained site.
- Highly individual building
- Smartly presented
- Attractive reception area
- Lift
- Raised access floors
- Comfort cooling and ventilation system
- Suspended ceilings with recessed LED lighting
- Kitchen and staff facilities
- Roof terrace
- High quality partitioning and fittings.
- Delivery and despatch area
- 4 loading doors
- Eaves height part 3.4m and part 4.1m
- Extensive onsite parking areas at the front, side and rear
- Capacity for extension.

FLOOR AREA (Approximate GIA)

Ground Floor Total	17,700 sq ft
First Floor Offices	7,871 sq ft
Total Available	25,571 sq ft

ENERGY PERFORMANCE

Category D (89).

TERMS

Available on a new lease for a term to be agreed.

Unless otherwise stated all prices, rents or other stated costs are subject to VAT. Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than £10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

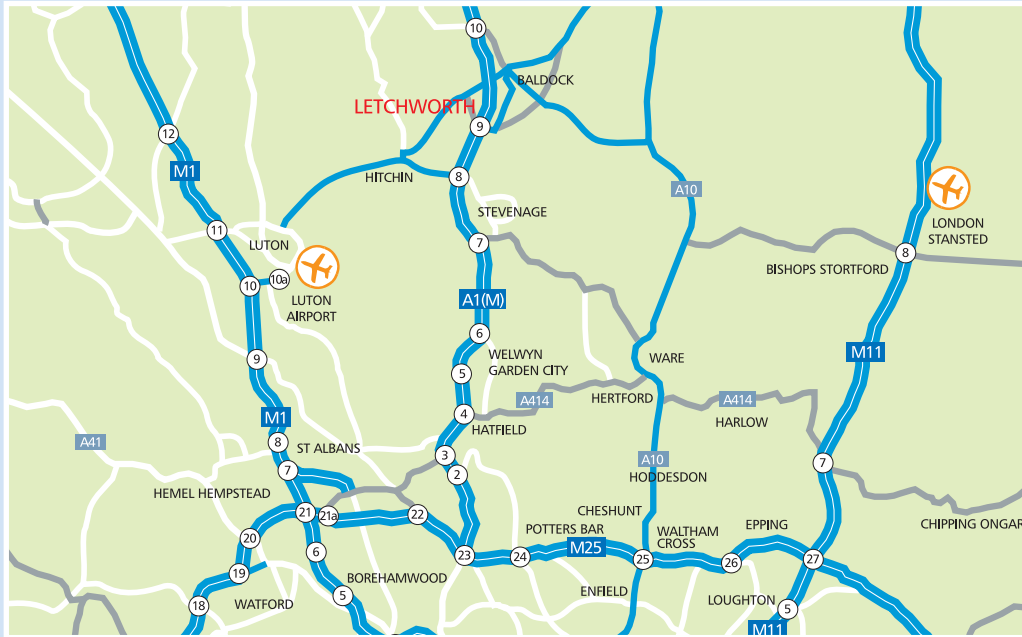




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INSPECTION

To view or for further information please contact either of the joint agents:



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