

Arden Press House Letchworth SG6 1LH

To Let

First Floor Office Suite with 2 parking spaces

486 Sq Ft (Net) Approx.



D8913
O81-9

First Floor, Suite A3 Arden Press House Pixmore Avenue, Letchworth SG6 1LH

LETCHWORTH

Letchworth occupies an attractive location in the rolling North Hertfordshire Countryside approximately 30 miles north of London.

It is located between Junction 9 and 10 of the A1M and in addition the A505 provides east west communications between the M1 at Luton and the M11 at Cambridge.

Letchworth has a world renowned landscaped urban design. Close by are the retail park and a Sainsbury's Superstore and North Herts Leisure Centre.

Letchworth and Baldock stations provide a fast electrified service to London Kings Cross.

DESCRIPTION

A smart first floor office suite forming part of a larger commercial complex in the main commercial area close to Letchworth town centre.

The accommodation comprises a single open area with feature windows to one side fitted out in a modern stylish way.

Features include the following;

- Suspended ceiling with new recessed LED lighting.
- Raised access floor for data and power cabling.
- Three compartment perimeter trunking.
- A full height glazed partitioned private office.
- Gas fired radiator central heating.

There are shared male and female toilets and communal kitchen area on the landing.

APPROX. (NET INTERNAL) FLOOR AREA

486 Sq Ft

CAR PARKING

2 spaces.

LEASE TERMS

Available on a flexible lease for a minimum term of 1 year then rolling 3 months' notice.

Rent £10,000 per annum plus VAT.

Utilities, service charges and insurance are payable in addition.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £5,300.

No rates are payable for single property occupiers.

AVAILABILITY

September 2024.

INSPECTION AND FURTHER INFORMATION

For further information please contact Daniel Hiller (d.hiller@davies.uk.com) or Clay Davies (c.davies@davies.uk.com). Telephone 01707 274237.

NOTES

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.

Energy Performance Certificate: Category D (79)

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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