

# Hub Space Letchworth SG6 1GJ

## To Let

A Range of Office Suites Available on a Flexible Basis

**1 to 20+ Workstations and Suitable for Other Uses**



# Hub Space, Devonshire Business Centre, Works Road, Letchworth, Hertfordshire, SGG6 1GJ

## LOCATION

Letchworth is a major established commercial centre adjoining junction 9 of the A1(M) in north Hertfordshire approximately 32 miles north of London.

In addition to the A1(M) the A505 provides a trunk road connection between the M1 at Luton and M11 at Cambridge.

Letchworth station provides a fast-electrified service to London Kings Cross.

The property is located in the main Business Park area within walking distance of the Town Centre.

## DESCRIPTION

Devonshire Business Centre comprises a two-storey fully fitted office building with car parking at the front and rear.

It is a business centre divided into a number of small office suites which are available on a flexible basis.

Some suites would be suitable for a wide range of uses such as sports therapy and health & beauty.

Features include:

- Modern and fresh building
- Communal kitchen
- Meeting room for hire
- CCTV in communal areas
- 24-hour access
- Good on-site unallocated parking
- Networking opportunities

## AVAILABILITY

A selection of suites suitable for 1 to 20 people. Please contact us for the latest availability.

## TERMS

Available on a range of licence agreements. Further details available upon request.

## RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). No rates are payable if this is the occupiers only commercial property under the the zero small business threshold.

## AVAILABILITY

Immediate.

## ENERGY PERFORMANCE CERTIFICATE

TBC

## INSPECTION

For further information please contact Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or Clay Davies ([c.davies@davies.uk.com](mailto:c.davies@davies.uk.com)) at Davies & Co or telephone 01707 274237.

## NOTE

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.