

202 ONE GARDEN CITY

Broadway
Letchworth Garden City
Hertfordshire
SG6 3BF



TO LET.

**SECOND FLOOR OFFICE SUITE IN TOWN CENTRE LOCATION
AVAILABLE JULY 2024**

2,303 SQ FT (213.95 SQ M)



For further information please contact: Halli Rutter

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Location

One Garden City is a modern office building located in the centre of Letchworth Garden City overlooking Broadway Gardens and is conveniently located in the town centre and a short walk to the railway station.

One Garden City is within 5 minutes' drive to junctions 9 and 10 of the A1(M) and has fast train service to London King's Cross in 29 minutes and airport facilities are available at Luton (11 miles) and Stanstead (29 miles).

Description

The accommodation is at second floor and forms one half of this floor. The property benefits from LED lighting, large kitchen area, air-conditioning and separate board/meeting room.

The building offers a passenger lift, shared WC facilities on ground and second floor and a manned reception area at the entrance of the building.

Accommodation

The approximate net useable areas are as follows:

Second Floor

Suite 202	2,303 sq ft	213.95 sq m
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Features

- Manned reception during office hours
- Suspended ceilings
- Passenger lift
- Air-conditioning
- Shared WC facilities
- 8 Parking spaces
- LED lighting
- To be refurbished

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

Rental

£35,700 per annum, exclusive.

Service Charge

£13,818 per annum, exclusive

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £25,750. The UBR for 2024/23 is 51.2p in the £. 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 (EPC)

The EPC asset rating is B-50. 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/purchasers should satisfy themselves as to their condition.

