

THE BALLROOM

Suite 402 Spirella Building
Letchworth Garden City
Hertfordshire
SG6 4ET



TO LET.

**LEISURE SPACE AVAILABLE WITHIN FIVE STOREY OFFICE
BUILDING IN TOWN CENTRE LOCATION**

OTHER USES POSSIBLE SUBJECT TO PLANNING & LANDLORD APPROVAL
5,796 SQ FT (538.50 SQ M)



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Location:

Letchworth Garden City was the World's first Garden City, founded in 1903. It has a population of 33,249 (2011 Census) and is located in North Hertfordshire, approximately 32 miles north of London. The town has direct access to the A1(M), which offers links to the M25, 20minutes to the south. Letchworth Garden City mainline railway station provides a fast service to London Kings Cross (36 minutes) and Cambridge (25 minutes) and is well located for the international airports at both Luton and Stansted.

The Spirella Building is a modern office building located in the centre of Letchworth Garden City, conveniently located in the town centre and a short walk to the railway station.

Description:

The Ballroom is located on the third floor of The Spirella Building. There is a manned reception during usual office hours and the property benefits from lift access and shared toilet facilities.

The main ballroom has a bar area, mezzanine storage and a stage area with ancillary space.

The space may be suitable for leisure occupiers such as dance studios, theatre workshops or religious group meetings, subject to landlord approval.

There are circa 70 parking spaces.

Accommodation:

The approximate areas are as follows:

Mezzanine	891 sq ft	82.84 sq m
Stage	812 sq ft	75.45 sq m
Ballroom	4,092 sq ft	380.16 sq m

Total

Total	5,615 sq ft	521.79 sq m
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Rental

Price on application

Service Charge

£84,891.80 per annum, exclusive

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £14,250. The UBR for 2023/24 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)

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.

