



ICKNIELD HOUSE

Eastcheap
Letchworth Garden City
Hertfordshire
SG6 3DG



TO LET.

**FIRST AND SECOND FLOOR TOWN CENTRE ACCOMMODATION
SUITABLE FOR OFFICE/EDUCATION/MEDICAL USES**

730 SQ FT – 3,425 SQ FT (67.8 SQ M – 318.20 SQ M)



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Location

Letchworth Garden City lies 36 miles north of London adjoining junction 9 of the A1(M). The M25 at South Mimms is 18 miles to the south whilst east-west communications are provided via the A505 to Cambridge and Luton. There is a direct rail link to London King's Cross taking approximately 35 minutes and the Railway Station is within A 5 minute walk of Icknield House.

The entrance to the space is situated on the southern side of Eastcheap close to its junction with Leys Avenue and Station Place.

Description

Icknield House is a two-storey building with retail at ground floor level and office accommodation at first and second floor level.

The part first floor suite, provides a mainly open plan area with three smaller rooms attached to the open plan space. In addition, there is a small area at mezzanine level.

The accommodation was previously used as offices but, subject to planning, could be used for other uses such as educational, studio, medical, or other specialist operators.

Accommodation

The approximate net useable areas are as follows:

First Floor	2,695 sq ft	250.36 sq m
Second Floor	730 sq ft	67.81 sq m

Total

Total net useable area	3,425 sq ft	318.21 sq m
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Features

- Within walking distance of Railway Station and Town Centre shops.
- Kitchen.
- WC.
- Fully carpeted throughout.
- Gas fired central heating system.
- Parking.

Tenure

The accommodation is available on a new internal repairing and insuring lease for a term to be agreed.

Service Charge

Please note that there will be a service charge to cover the cost of the upkeep of the external fabric of the building and the internal common parts.

First floor £11,097.43 per annum
Second floor £2,988.01 per annum

Rental

First Floor £25,600 per annum, exclusive. **£9.50 psf**

Second Floor £6,250 per annum, exclusive. **£8.50 psf**

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £31,500 for the ground and first floors. The UBR for 2023/24 is 54.6p 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.

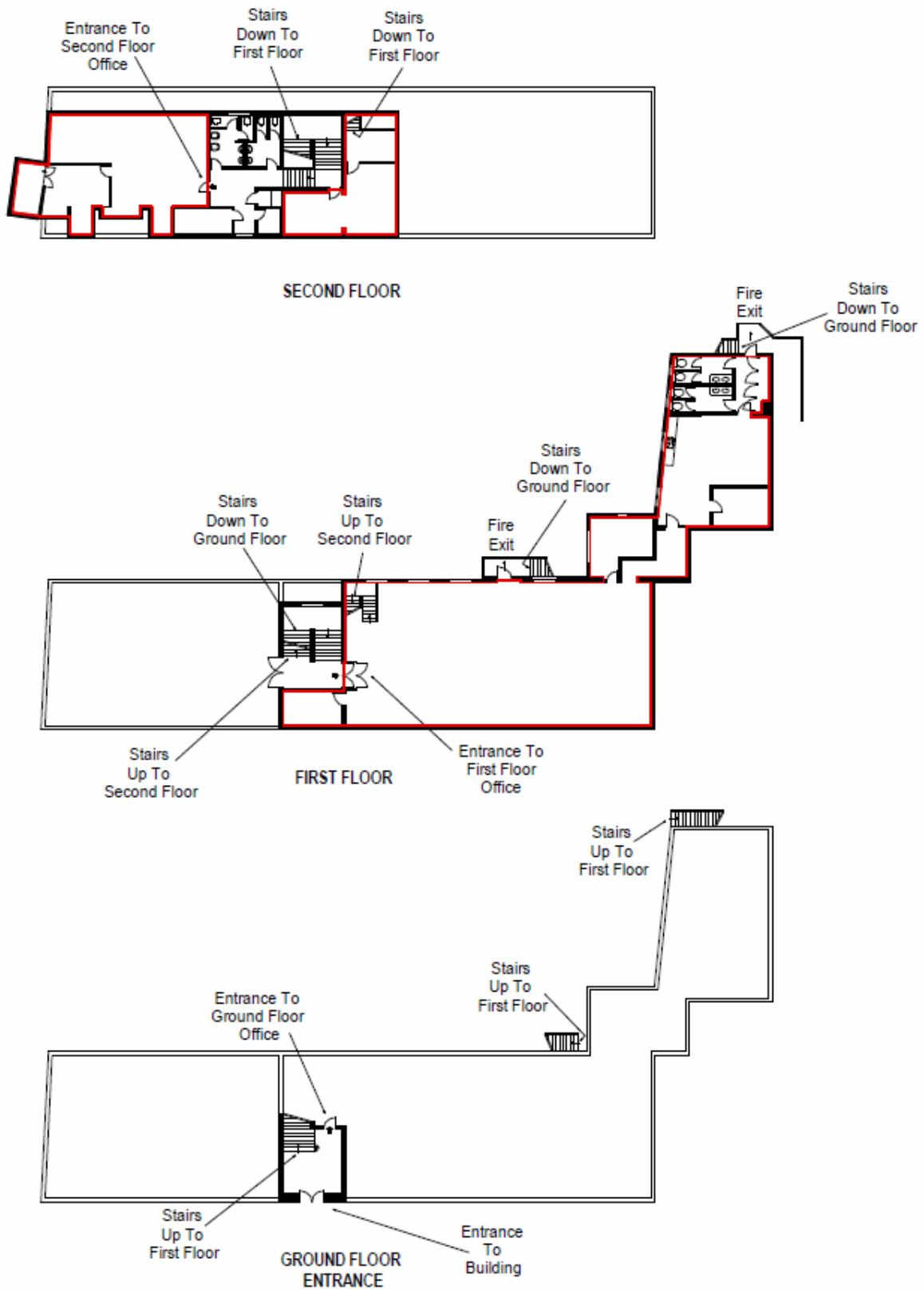
VAT

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.





Brown & Lee Commercial Property Consultants LLP

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Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

| Ref no:

