

TO LET

**TOWN CENTRE OFFICE
SUITE AVAILABLE**

6,048 sq ft (561.89 sq m)



**NEXUS
BUILDING**

BROADWAY | LETCHWORTH GARDEN
CITY | HERTFORDSHIRE | SG6 3TA



The Nexus Building is a modern headquarters office building providing five floors of floor-cabled accommodation, located in the centre of Letchworth Garden City, overlooking Broadway Gardens



Airconditioned open plan suite
Demised modern kitchen
Manned Reception
Raised Floors
Two 8 person passenger lifts
Allocated parking

LOCATION

Letchworth Garden City is 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, 20 minutes to the south. Letchworth Garden City mainline railway station provides a fast service to London Kings Cross (36 minutes) and is well located for the international airports at both Luton and Stansted.



Stevenage from 14 minutes

Cambridge from 35 minutes

London Charing Cross from 65 minutes



Stevenage from 9 minutes

Cambridge from 25 minutes

London Kings Cross from 29 minutes

DESCRIPTION

The available space is located at the second floor and comprises of open plan space with air-conditioning, modern kitchen facility and raised floor data boxes. The property provides 24 hour access with manned reception during normal office hours.

The landlords can provide access to the building's IT infrastructure at £4.00 psf.



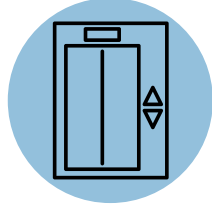
24 Hour access



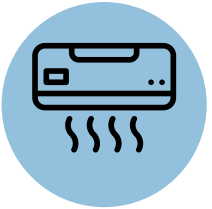
Walking distance to the train station



Manned Reception



Passenger lift



Airconditioning



Demised kitchen



RENT

£95,000 per annum, exclusive

SERVICE CHARGE

£59,865 per annum, exclusive

TENURE

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

BUSINESS RATES

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £63,500. The UBR for 2023/24 is 54.6p in the £. Rates payable may be subject to transitional arrangements and/or small business rates relief which should be verified with the charging authority. Assessments may be subject to appeal.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is C-58. Certificate number 9537-3067-0313-0007-4491.

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

FURTHER INFORMATION



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