

## THIRD FLOOR, NHDC OFFICES

Gernon Road  
Letchworth Garden City  
Hertfordshire  
SG6 3JF



# TO LET.

## THIRD FLOOR TOWN CENTRE LOCATION OFFICE SUITES

1,540 SQ FT - 3,438 SQ FT  
(143.06 SQ M - 319.4 SQ M)



**For further information please contact: Halli Rutter**

T: 01438 794594

E: [halli.rutter@brownandlee.com](mailto:halli.rutter@brownandlee.com)

M: 07384 460022

W: [www.brownandlee.com](http://www.brownandlee.com)

## Location

Letchworth Garden City is situated in North Hertfordshire adjacent to Junction 9 of the A1(M). To the south the M25 provides access to the national motorway network and to the north the A14 connects to the M1, M6 and east coast ports.

Letchworth railway station provides direct services to London King's Cross (approx. 45 minutes). The airports at Luton & Stansted are within approx. 20 minutes and 40 minutes driving time respectively, and Gatwick & Heathrow are accessible via the M25.

The building is located in the town centre and benefits from the adjacent Garden Square multi-storey car park.

## Description

The available suite is located on the third floor and offers predominantly open plan space with meeting rooms and smaller privacy rooms. The space has been fitted to a good standard with LED lighting, air-conditioning, surface mounted trunking and kitchen area.

## Accommodation

The approximate net useable areas are as follows:

\*\* sizes subject to agreement

### Third Floor

Suite	SQ FT	SQ M	Parking
Office A	1,657	153.93	8
Office B	1,540	143.06	7
Whole	3,438	319.4	15

## Features

- Town centre office suite
- LED lighting
- Meeting rooms
- Demised kitchen area
- Air-conditioning
- Passenger lift
- Reception
- Carpeted
- Suspended ceilings
- Category 6 cabling
- Optional tailored IT service
- 24/7 Building access

## Tenure

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

## Rental

Office A - £26,550 pa

Office B - £24,650 pa

Whole - £53,300 per annum, exclusive.

## Service Charge

Price on application

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £TBC. 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)

The EPC asset rating is B-25. 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.

