



Spirella
Building



The Spirella Building
is owned by

Letchworth
Garden City
Heritage Foundation

Bridge Rd, Letchworth Garden City, SG6 4ET

what3words ///could.tiles.friend



Contents

The Spirella Building. Page 3

Letchworth Garden City Page 4

Floor Plans.Page 6



Flexible Modern Office Fitout with High Speed 1GB data line into the building with dedicated options *

450 sq ft to
29,000 sq ft



Spirella Building

The Spirella Building is an Arts & Crafts style Grade II listed former corset factory, which was restored in 1996. The building now provides flexible, modern office space to various businesses with a high speed 1GB data line into the building. The property is surrounded by well-landscaped gardens and offers on-site facilities with 24 hour access.

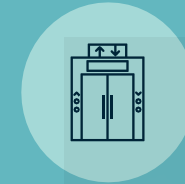
- Spirella car parking spaces
- Ballroom car parking spaces
- Visitors car parking spaces
- Gym car parking spaces
- Electric car parking/charging



Features



24-hour Access



Passenger Lift



Breakout/
Meeting areas



Bookable
Meeting Rooms



Manned Reception



Air Conditioning



EV Charging



Fitness Centre



On Site Cafe



Walking Distance
to Train Station

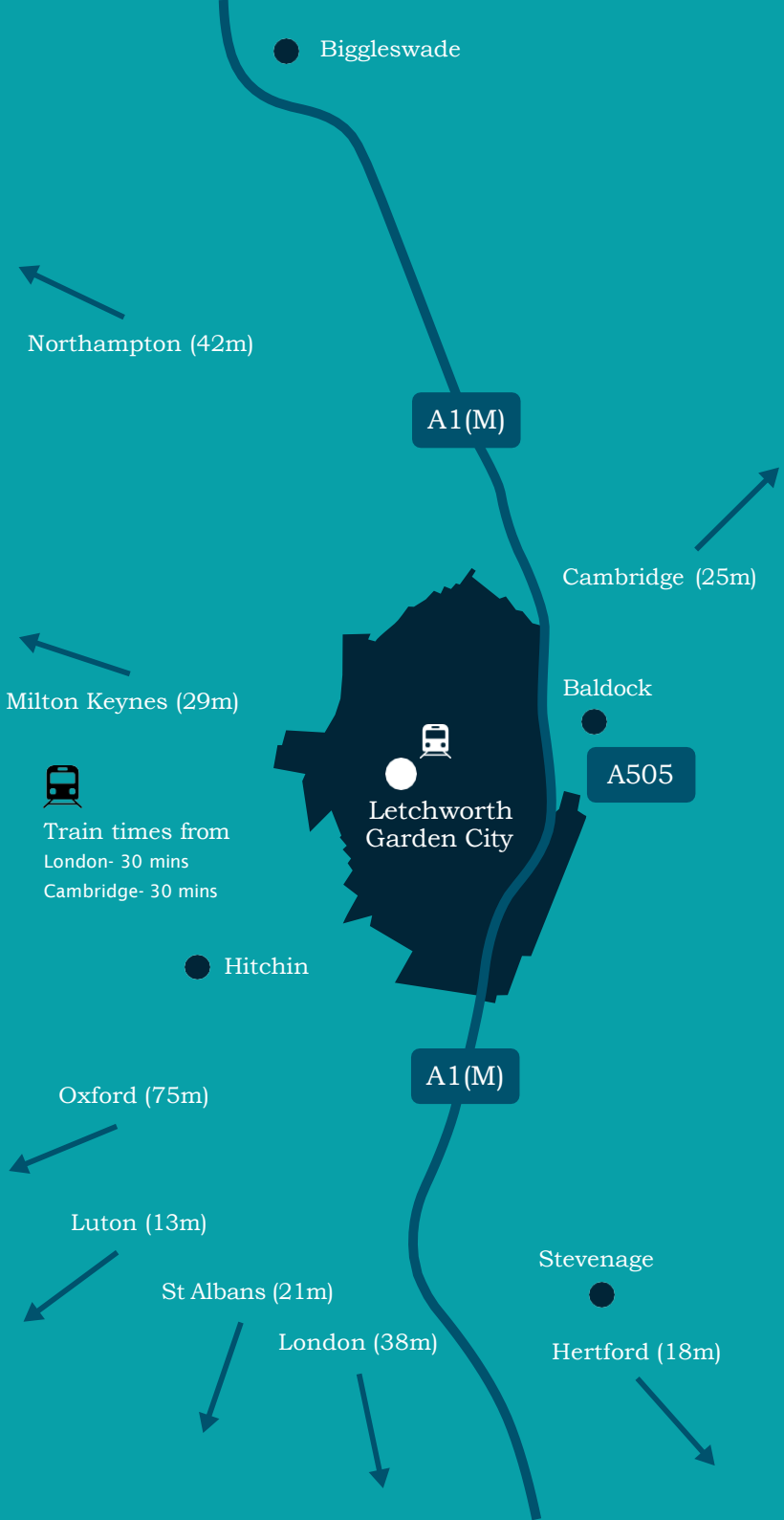
Letchworth Garden City

Letchworth Garden City is well placed to serve London, East of England, Midlands and the whole of the South East, and sits between two international airports.

It has a population of 34,318 (2021 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 direct service to main London stations (36 minutes) and Cambridge (25 minutes) and is well located for the international airports at both Luton and Stansted.







Ground Floor

The perfect blend of history and heritage, and state of the art business facilities, customisable for your needs.



Letchworth Garden City is famous for being the world's first Garden City, conceived by the visionary Ebenezer Howard. Part of that vision was, and continues to be, delivering great places to work. Spirella was designed by Cecil Horace Hignett and completed in 1920. The building was designed as a corset factory, and also played a key part in the Second World War manufacturing military parachutes.

The building now offers flexible terms in state of the art, customisable premises suitable for a range of businesses.



First Floor



Second Floor



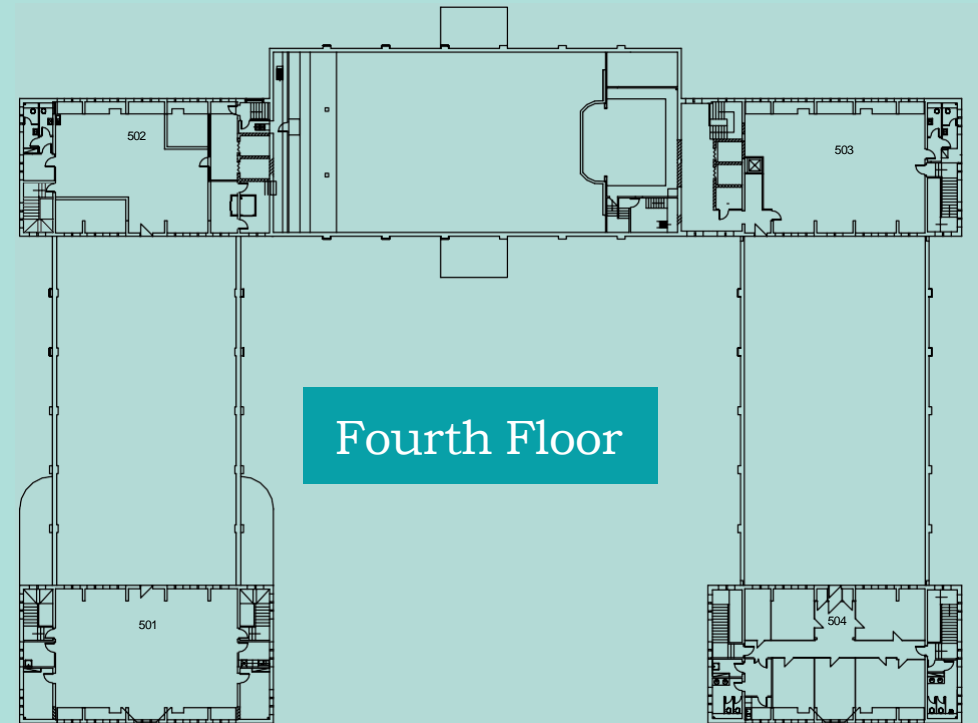
Third Floor



On Site Cafe



Bookable Meeting Rooms



Fourth Floor

Further Information



Viewings are strictly by appointment only



Halli Rutter
07384 460 022
halli.rutter@brownandlee.com

Daniel Musgrove
07966 144 131
daniel.musgrove@brownandlee.com



Hannah Niven
07425 243 317
hannah.niven@kirkbydiamond.co.uk

Chris Richards
07983 775 684
chris.richards@kirkbydiamond.co.uk

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP



Current Availability

Property Offices	Floor Area (Sq. Ft)	Quoting Rent	Service Charge	Rateable Value 2023 (from 1 April 2023)	Parking Spaces
Spirella, Suite 104	694	£11,104	£8,169	£8,800	2
Spirella, Suite 210B	Under Offer				
Spirella, Suite 503	Under Offer				
Spirella, Suite 211	3,360	£50,400	£45,972	£42,000	9
Spirella, Suite 303	4,453	£66,800	£54,866	£57,000	17
Spirella, Suite 403B & 504	Under Offer				
Spirella, Suite 304	8,046	£120,690	£111,280	£102,000	23

Business Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable values are as stated above. The UBR for 2024/25 is 54.6p in the pound. For small business, 49.9p in the pound. 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

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 should satisfy themselves as to their condition.

IT Charge *

There is an IT charge of £4.00 psf to cover costs of data within the suites. A 1GB data line is dedicated to the building. More detailed information is available on request.

*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.