

SUITE 401H NEXUS BUILDING

Broadway
Letchworth Garden City
Hertfordshire
SG6 3TA



TO LET.

TOWN CENTRE OFFICE SUITE AVAILABLE ON AN ALL-INCLUSIVE BASIS

330 SQ FT (30.65 SQ M)



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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.

Description

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. The building benefits from air-conditioning, passenger lifts, allocated parking and a manned reception. There is a shared kitchen for the available suite.

Accommodation

The approximate net useable areas are as follows:

Third Floor

Office	330 sq ft	30.65 sq m
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Features

- 24 hour access
- Manned reception
- Air conditioning
- Walking distance to train station
- Town centre location
- Passenger lift
- Raised floor data boxes
- 1 parking space

Tenure

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

Rental

£11,500 per annum, exclusive.

Rent includes service charge, gas, water and IT. The electricity is separately metred which will be recharged back to the tenant.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £4,200. The UBR for 2024/25 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. C-70

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.

