

## 7A BUSINESS CENTRE EAST

Fifth Avenue  
Letchworth Garden City  
Hertfordshire  
SG6 2HB



# TO LET.

**OFFICE UNIT**

1,832 SQ FT (170.1 SQ M)



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## Location

Letchworth Business Park has established itself as the premier commercial location within Letchworth Garden City. The landscaped Business Park, covering over 50 acres, incorporates many different businesses of varying sizes and also has the benefit of a Leisure Centre and a Sainsburys superstore.

Letchworth town centre and mainline station (with frequent services to London King's Cross) area within a mile, whilst junction 9 of the A1(M) is approximately 1.5 miles away giving motorway access to the M25 (22 miles), London (25 miles) and Stevenage (5 miles).

## Description

Unit 7A is located on the first floor and benefits from office space.

## Accommodation

Total net usable area	1,832 sq ft	170.2 sq m
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## Features

- Door entry system
- Gas central heating to radiators
- Suspended ceiling
- WC with 1 disabled toilet
- Kitchen area
- Access to lift
- Shared reception
- Parking

## Tenure

The lease is available for a term certain until June 2024 at which point there will be a landlord's rolling redevelopment break clause.

## Rental

£16,450 per annum, exclusive.

## Service Charge

£16,892.59 per annum, exclusive.

## 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)

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.

