

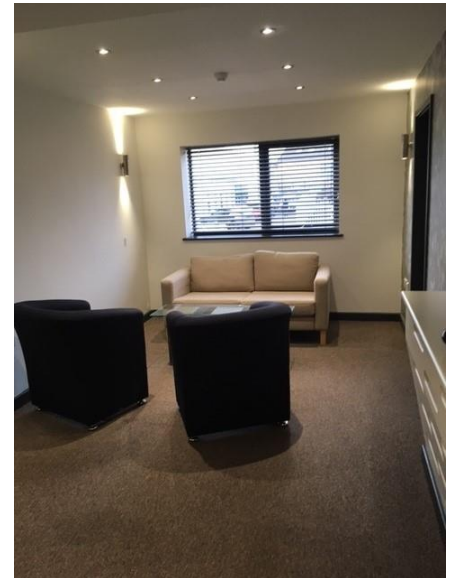
Albert House

16 Knap Close
Letchworth SG6 1AQ

To Let

A Modern First Floor Office Suite

872 Sq Ft (Net) Approx.



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Part First Floor (Unit 2) Albert House Knap Close, Off Blackhorse Road Letchworth, SG6 1AQ

LETCHWORTH

Letchworth is located in north Hertfordshire adjoining junction 9 on the A1(M). The A505 provides an east west link between the M1 at Luton and the M11 at Cambridge.

Letchworth station provides a fast rail service to London Kings Cross.

There is a busy town centre and an extensive out of town retail area including a Sainsbury's superstore a short distance from the property on Letchworth Business Park.

LOCATION

Albert House is a modern and well specified detached business building set within a self-contained site situated in a short Cul de sac off Blackhorse Road, one of the main industrial parts of Letchworth accessed from Works Road via Green Lanes.

The available accommodation comprises a first-floor suite of 4 private office rooms and reception / general area. It is served with gas fired radiator central heating, LED lighting, power and data outlets and some office furniture (if required).

It enjoys shared use of a kitchen and male and female toilets which are maintained by the Landlord who occupies the remainder of the first floor.

APPROX. (NET INTERNAL) FLOOR AREAS

872 Sq Ft

PARKING

There are 4 allocated parking spaces.

AVAILABILITY

Immediate following completion of legal formalities.

TERMS

To let on a new flexible lease for a term to be agreed. Rent £16,000 per annum plus VAT.

In addition to rent the tenant will also be responsible for the payment of rates and a service charge to cover the shared costs of running the building and external areas.

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £10,000.

No rates are payable if this is the occupiers only commercial property.

INSPECTION

For further information please contact Davies & Co on 01707 274237

NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.

Energy Performance Certificate – Category D(78)

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

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