

# Exeter House Letchworth SG6 1UG

## To Let

Modern Attractive Air Conditioned First Floor Office Suite

**3,590 Sq Ft Net Approx.**



D8812  
O55-7

# 1<sup>st</sup> Floor Offices, Exeter House, 1 Amor Way Dunham's Lane, Letchworth SG6 1UG

## LOCATION

Letchworth occupies an attractive location in the rolling North Hertfordshire Countryside approximately 30 miles north of London.

It is located between Junction 9 and 10 of the A1M and in addition the A505 provides east west communications between the M1 at Luton and the M11 at Cambridge.

Letchworth has a world renowned landscaped urban design. Close by are the retail park, a Sainsbury's Superstore and North Herts Leisure Centre.

Letchworth and Baldock stations provide a fast electrified service to London Kings Cross / St Pancras.

## DESCRIPTION

The accommodation comprises the entire first floor of a high quality detached modern office building.

The distinctive design features extensive glazed curtain walling under a slate covered pitched roof.

The accommodation provides attractive flexible open plan space.

Features include:-

- Air Conditioning
- 3 office / meeting rooms incorporating double-glazing with Venetian blinds.
- Power and data cabling to perimeter and centre plus comms room with air conditioning.
- Suspended ceiling with recessed LED lighting.
- Radiator central heating.
- Attractive entrance and staircase area.
- 8-person passenger lift.
- Kitchen with fridge and dishwasher.

## FLOOR AREA (NET) APPROX.

3,590 Sq Ft

## CAR PARKING

There are 11 allocated car parking spaces.

## TERMS

A new lease for a term to be agreed direct from the Landlord.

Rent £49,500 per annum.

All terms are subject to VAT where applicable.

## RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £36,250.

Rates payable 49.9% for the y/e 31/3/2024.

## ENERGY PERFORMANCE CERTIFICATE

Category C (73).

## AVAILABILITY

Immediate on completion of legal formalities.

## INSPECTION

For further information please contact Mike Davies or Daniel Hiller of Davies & Co on 01707 274237.

## NOTE

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](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).

Energy Performance Certificate: Category C (73)

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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