

## THE COLONNADE

Station Place  
Letchworth Garden City  
Hertfordshire  
SG6 3AQ



# TO LET.

**FIRST FLOOR OFFICE IN TOWN CENTRE**

809 SQ FT (75.24 SQ M)



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### Location:

Letchworth Garden City was 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.

The property is located at first floor level accessed via a set of stairs. Suite C is on the right-hand side of the property which overlooks the town centre.

### Description:

The suite is predominantly open plan and carpeted throughout. The property benefits from shared WC and kitchen facilities and has an entry phone system. The suite also benefits from being within walking distance of the mainline railway station.

### Accommodation:

The approximate net useable areas are as follows:

#### First Floor

Suite C	809 sq ft	75.24 sq m
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### Features

- Entry phone system
- Shared WC and kitchen facilities
- Carpeted throughout
- Gas fired central heating system
- Located in town centre within walking distance of mainline railway station

### Tenure

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

### Rental

£1,355 per month, exclusive.

The service charge includes all utilities including heating, electric usage, water, internal and external maintenance as well as cleaning to common areas.

The tenant is responsible for their own IT and payment of business rates if applicable.

### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £9,600. 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.



**Brown & Lee Commercial Property Consultants LLP**

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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. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

