

TO LET

FOCUS
LETCHWORTH

Fourth Avenue | Letchworth Garden City | SG6 2TU
Modern Open-Plan Office Suites with Ample Parking
5,186 - 12,136 sq ft

LOCATION

What3Words ///valley.perky.note

Focus Four, Fourth Avenue, Letchworth Garden City, SG6 2TU

Focus 4 benefits from being only a short walk away from the Letchworth Avenue One Development. This retail park benefits from national occupiers Costa Coffee, McDonalds and Aldi, as well as a Travelodge Hotel. The property is also located a 3 minute walk away from Sainsburys Superstore on Third Avenue.



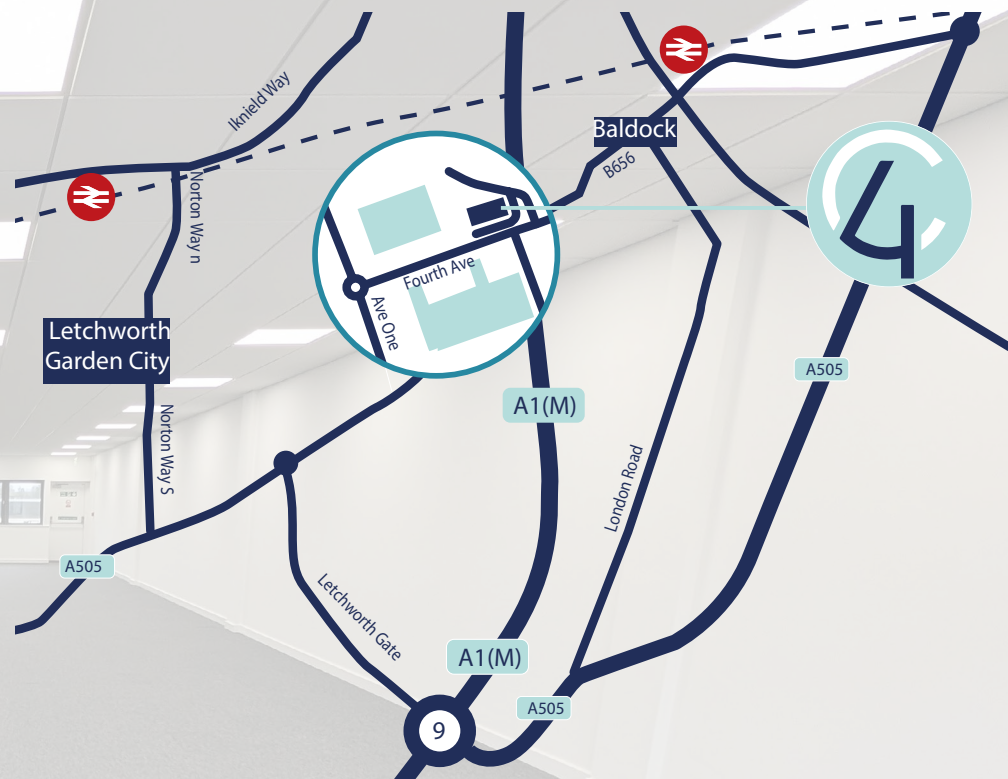
Car

Stevenage	from 14 mins
Luton	from 30 mins
Cambridge	from 35 mins
London Charing Cross	from 65 mins



Train

Stevenage	9 mins
Cambridge	23 mins
London King's Cross	29 mins
London St Pancras International	30 mins



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 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.



UNIT 1

UNIT 2

DESCRIPTION

Focus 4 is an office building in the heart of Letchworth Garden City Business Park. The property is located on the eastern side of Letchworth Garden City town centre adjacent to Works Road and Jubilee Road.

The office suites are located both at ground floor and first floor and have been refurbished to a good standard. The accommodation is air conditioned and provides open plan office space with shared WC facilities.

SPECIFICATION

- Refurbished suites
- Suspended ceilings
- Raised floors
- Air conditioning
- Kitchenette
- Passenger lift
- Shared WC facilities
- Ample parking





A1(M)
1.8 miles

Sainsbury's

B656



everyone
ACTIVE



AVAILABILITY

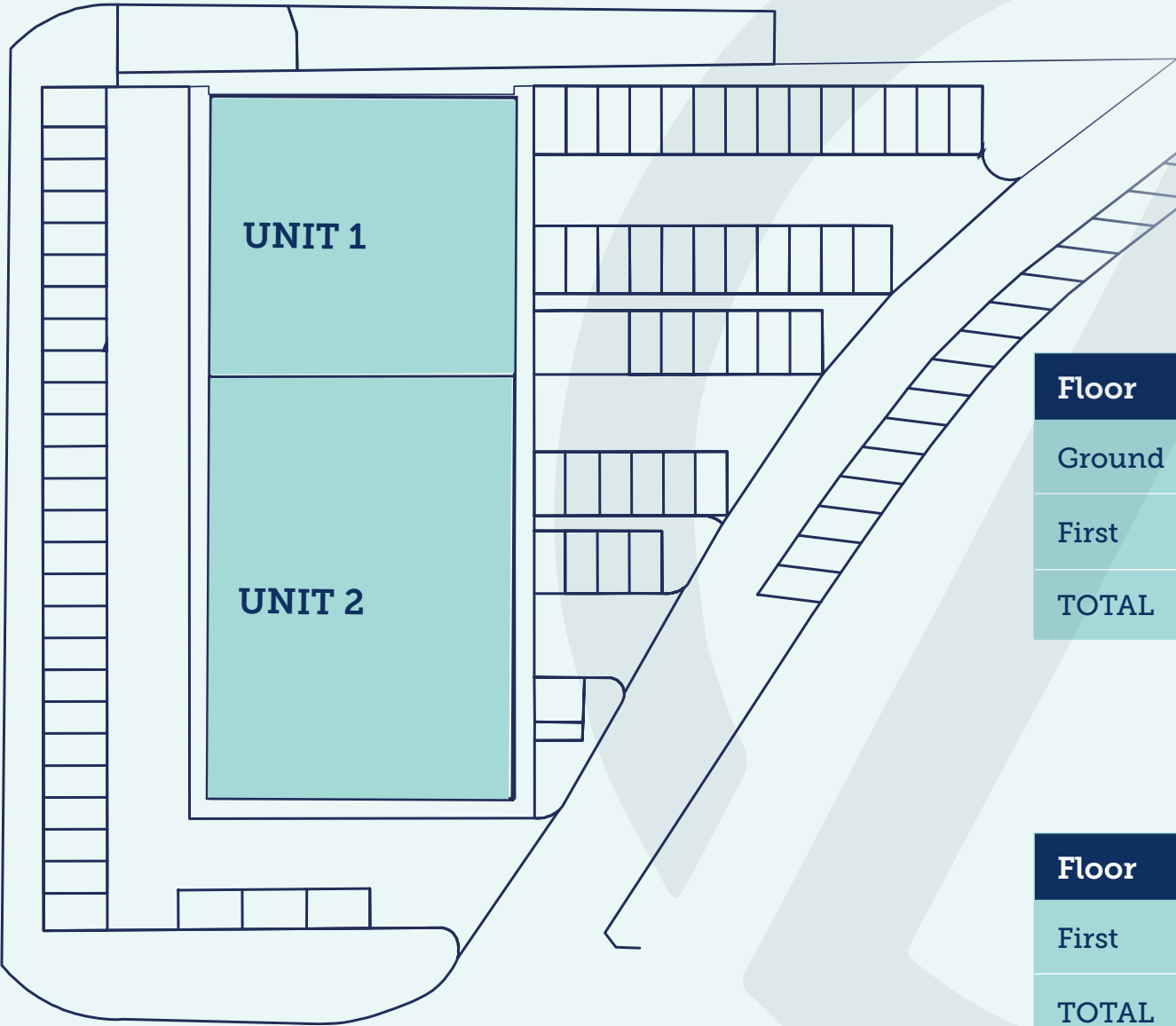
UNIT 1A

Floor	Size sq ft	Size sq m
Ground	726	67.5
First	4,460	414.4
TOTAL	5,186	481.9

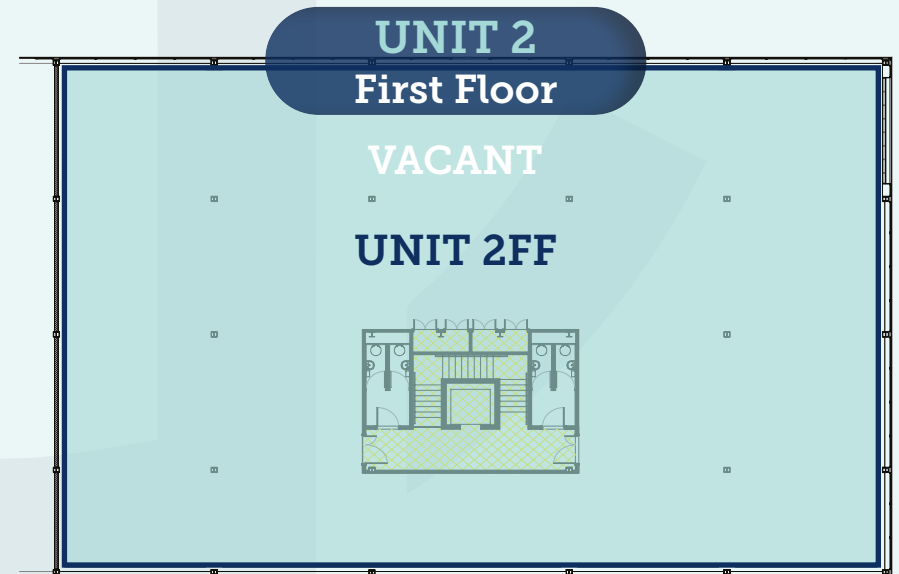
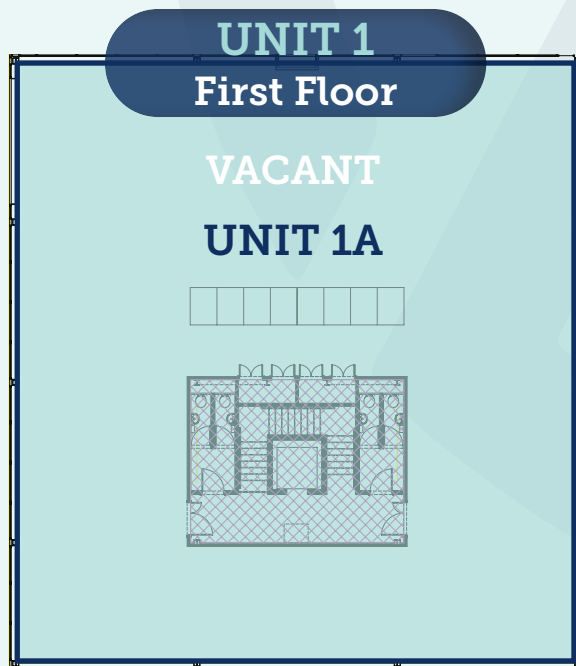
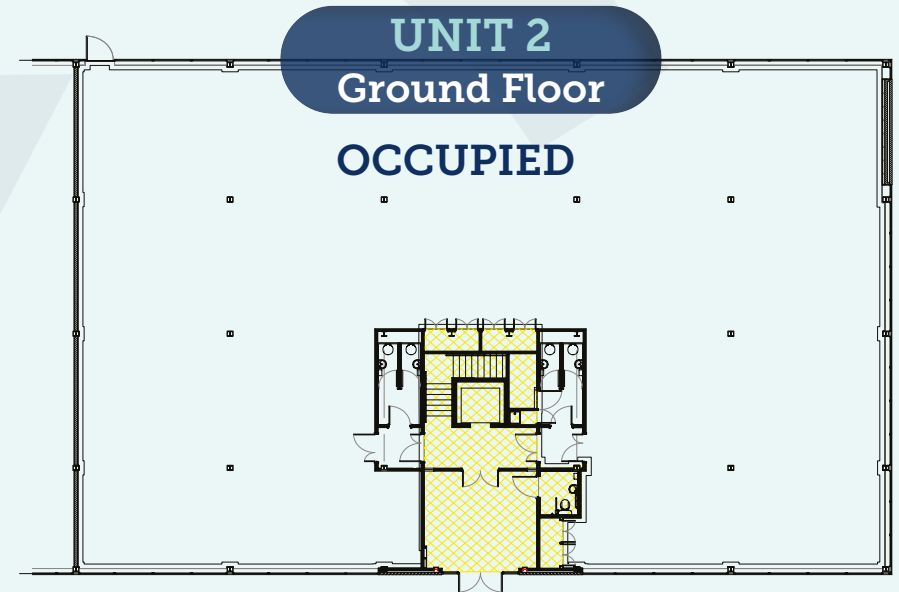
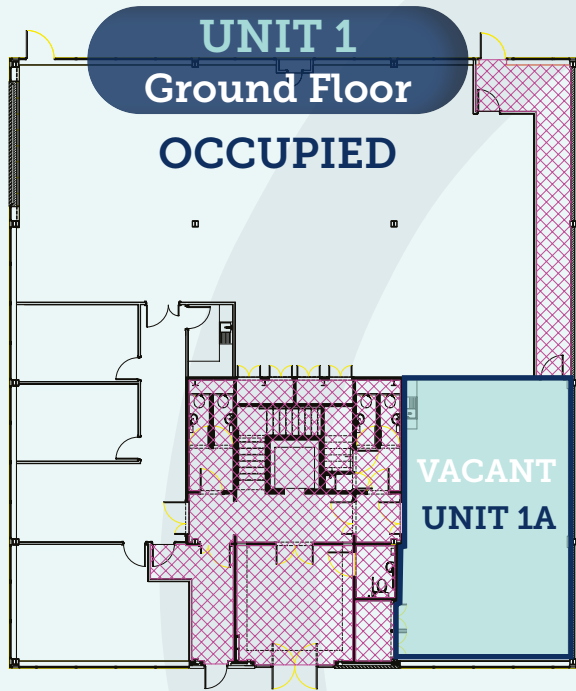
UNIT 2FF

Floor	Size sq ft	Size sq m
First	6,950	645.4
TOTAL	6,950	645.4

Fourth Avenue



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Letchworth
Garden City
Heritage Foundation

TERMS

Available on new internal and insuring leases, subject to a service charge to cover the cost of internal and external common parts.

Rental

Available on request

Business Rates

Interested parties are advised to contact the relevant Local Authority

Service Charge

Available on request

EPC

Unit 1A Ground Floor - D (81) | Unit 1A First Floor - B (49)

Unit 2 First Floor - C (64)

FURTHER INFORMATION & VIEWINGS

Viewings are strictly by appointment only:

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