

TO LET

2,303 Sq Ft (213.95 Sq M)

- Prime Location
- Manned Reception
- Lift Access
- Second Floor Offices



202 One Garden City

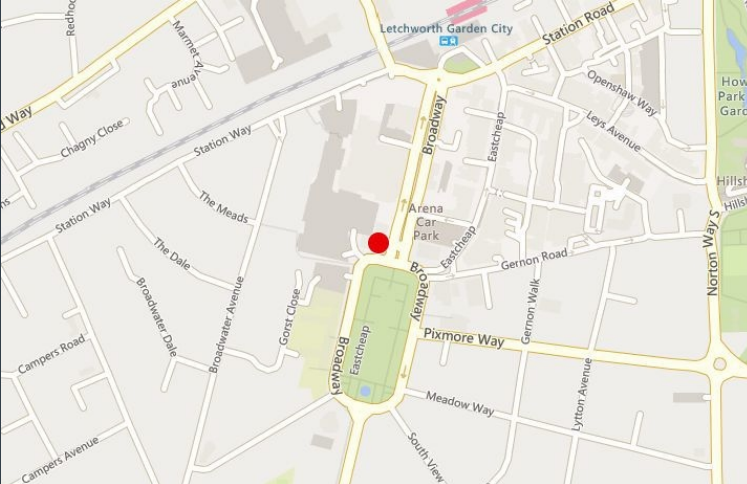
Second Floor, , Broadway, Letchworth Garden City, SG6 3BF

KirkbyDiamond

Contact: Hannah Niven or Chris Richards

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kirkbydiamond.co.uk



LOCATION

- Located in the centre of Letchworth Garden City overlooking Broadway Gardens
- One Garden City is within 5 minutes' drive to junctions 9 and 10 of the A1(M)
- A short walk to the railway station which has fast train service to London King's Cross in 29 minutes

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 Google Maps
Click here

DESCRIPTION

- This second floor office accommodation occupies one half of this floor
- The property benefits from LED lighting, large kitchen area, air-conditioning and separate board/meeting room
- This suite has the additional benefit of 8 parking spaces
- The building offers a passenger lift, shared WC facilities on ground and second floor
- Manned reception within office hours

TERMS

Available by way of a new FRI/IRI lease for a term to be agreed at a rent of £35,700. VAT is payable.

ACCOMMODATION

Total	213.95 SQ M	2,303 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B - 50

Business Rates: The rateable value is £25,750. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £13,818 per annum.

CONTACT:

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