

# TO LET

1,431 Sq Ft (132.94 Sq M)

- › Modern Open Plan Space
- › Town centre location
- › DDA Compliant
- › Air-conditioning
- › Air-conditioning

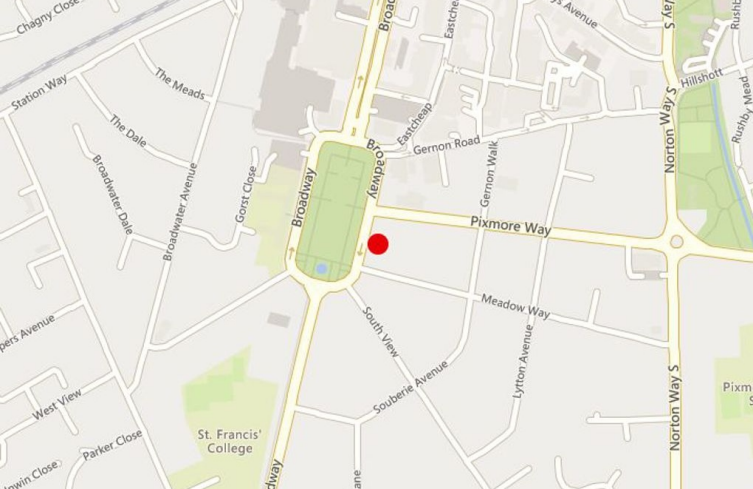


**Suite 401 B/C**

**The Nexus Building, Broadway, Letchworth Garden City, SG6 3TA**

Contact: Hannah Niven or Viv Spearing  
Tel: **01582 738866**  
**eddisons.com**





## Location

- Situated in the centre of Letchworth Garden City, 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
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 Google Maps

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## Description

- The Nexus Building comprises a modern headquarters office building providing five floors of floor-cabled accommodation, overlooking Broadway Gardens
- Suite 401 B/C is located on the third floor and comprises open plan office space with air-conditioning, raised floors with data boxes.
- The property benefits from two 8 person full-access passenger lifts and 24 hour access with manned reception during normal office hours.

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £23,620 . VAT is payable.

## Accommodation

Third Floor	132.94 SQ M	1,431 SQ FT
<b>Total</b>	<b>132.94 SQ M</b>	<b>1,431 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D - 76

**Business Rates:** Available upon request

**Service Charge:** This is a contribution towards the external and common part repair and maintenance. Available upon request.

## Contact:

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