TO LET

1,431 Sq Ft (132.94 Sq M)



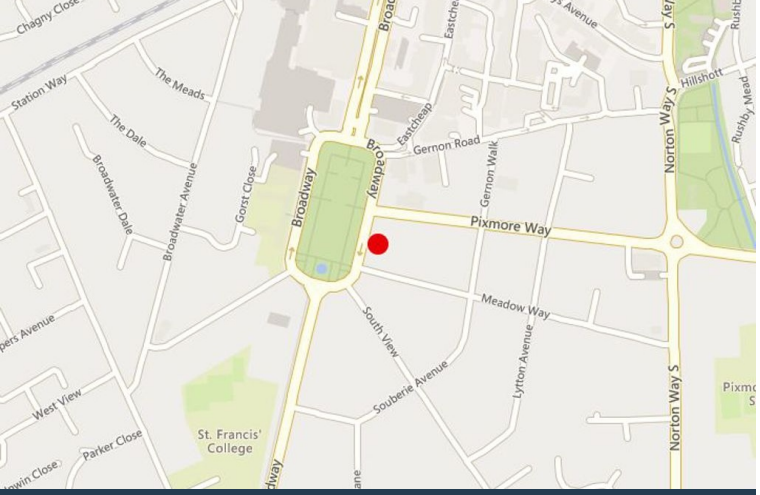
- Modern Open Plan Space
- Town centre location
- DDA Compliant
- Air-conditioning
- Air-conditioning

Suite 401 B/C

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

Contact: Hannah Niven or Steve Cable
eddisons.com

BTG Eddisons



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

what3words
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Google Maps
Click here

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**
Total	**132.94 SQ M**	**1,431 SQ FT**

*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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