TO LET

872 Sq Ft (81.01 Sq M)



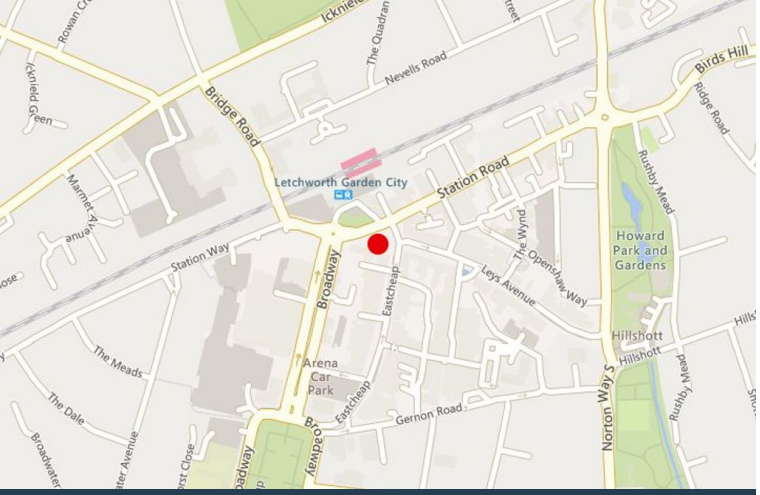
- **INCENTIVES AVAILABLE**
- First Floor Offices
- Shared kitchen and WC facilities
- Close proximity to the train station
- Newly Redecorated

Suite C The Colonnade

Station Place, Letchworth Garden City, SG6 3AQ

Contact: Hannah Niven or Steve Cable
eddisons.com

BTG Eddisons







Location

- Located in Letchworth Garden City town centre. Letchworth Garden City was the world's first Garden City, founded in 1903.
- Within walking distance to Letchworth station with fast and frequent services to both London and Cambridge.
- 5 minute drive to A1 (M) junction 9.

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Google Maps
Click here

Description

- First floor offices, located in the centre of Letchworth, opposite the train station.
- The property has been newly redecorated and has the benefit of entry phone system, gas central heating, shared kitchen and WC facilities.
- The rental is inclusive of heating, water, internal and external maintenance, as well as cleaning to common areas.
- The tenant is responsible for their own IT, electricity and payment of business rates, if applicable.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £6,975 per annum. VAT is payable.

Accommodation

First Floor	**81.01 SQ M**	**872 SQ FT**
Total	**81.01 SQ M**	**872 SQ FT**

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

EPC: C-63

Business Rates: The rateable value is £9,600. For the rates payable please contact us or www.voa.gov.uk

Service Charge: A service charge is payable to cover costs of heating, water, internal and external maintenance, and cleaning to common areas. This is currently £8,909 per annum, plus VAT

Contact:

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