TO LET

863 Sq Ft (80.17 Sq M)



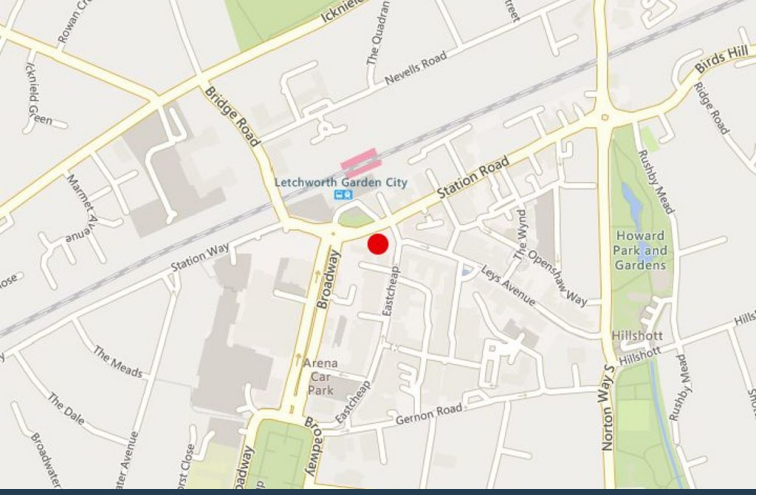
- First Floor Offices
- Newly Redecorated
- Shared kitchen and WC facilities
- Close proximity to the train station

Suite B 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.

what3words
///kind.saints.loudly

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 £1,366 per calendar month. VAT is payable.

Accommodation

First Floor	**80.08 SQ M**	**862 SQ FT**
Total	**80.17 SQ M**	**863 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 £8,600. For the rates payable please contact us or www.voa.gov.uk

Contact:

HANNAH NIVEN
07425 244 396 hannah.niven@eddisons.com

STEVE CABLE
07425 235 132 steve.cable@eddisons.com

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.