

**FIRST FLOOR UNIT 4 OAKFIELD BUSINESS CORNER**

Works Road  
Letchworth Garden City  
Hertfordshire  
SG6 1FB



**TO LET.**

**FIRST FLOOR FURNISHED MODERN OFFICE ACCOMMODATION**

1,404 SQ FT (130.5 SQ M)



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## Location

Letchworth Garden City was the world's first Garden City founded in 1903. It has a population of 33,249 (2011 census) and is located in North Hertfordshire, approximately 32 miles north of London. The north 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.

Local amenities include Sainsburys, ALDI, McDonalds, Costa, all within short walking distance.

## Description

The property is located in Oakfield's Business Corner accessed via Works Road and provides modern first floor office accommodation with furnishings of 8 desks/workstations and large board room. The property benefits from own designated WCs and also modern kitchen facilities. The suite has been carpeted and fitted out with LED lighting and air conditioning. There are 4 designated car parking spaces.

## Accommodation

### First Floor Net Area

Open Plan Office	1,404 sq ft	130.5 sq m
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## Features

- Air conditioning, heating and cooling.
- LED lighting.
- Male and female WCs.
- Kitchen.
- Carpeted.
- Raised floors.
- 4 car parking spaces.
- Modern refurbished suite.

## Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

## Rental

£14,000 per annum, exclusive.

## Service Charge

There will be a minimal service charge to cover communal electricity and water.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable shall be split between ground and first floor. The UBR for 2023/24 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

## Energy Performance Certificate (EPC)

To be confirmed.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

## Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

