

**LINDHILL HOUSE**

Knap Close  
Letchworth Garden City  
Herts  
SG6 1AQ



**TO LET.**

**SELF CONTAINED OFFICE**

2,291 SQ FT (212.8 SQ M)



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## Location

Letchworth Garden City is situated in North Hertfordshire adjacent to Junction 9 of the A1(M). To the south the M25 provides access to the national motorway network and to the north the A14 connects to the M1, M6 and east coast ports.

Letchworth railway station provides direct services to London King's Cross (approx. 45 minutes). The airports at Luton & Stansted are within approx. 20 minutes and 40 minutes driving time respectively, and Gatwick & Heathrow are accessible via the M25.

The property is located within the town's main Industrial area. Knap Close is located off Blackhorse Road and is a no through road. The building is located at the end of the road on the right hand side.

## Description

The property has parking to the front and ground floor access towards the back of the building. The feature entrance door leads to stairs and a lift giving access to the first floor accommodation. There is a small store room at ground floor.

The first floor accommodation is well set out and has been finished to a high specification. There is a waiting area adjacent to the main meeting room which has glazed panelling.

Beyond this area there is the main office area which is mainly open plan with two smaller office/storage areas and a separate kitchen. There are male and female WC facilities with one shower.

## Accommodation

The approximate net useable areas are as follows:

### Ground Floor

Store	91 sq ft	8.4 sq m
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### First Floor

Waiting area	257 sq ft	21.93 sq m
Meeting room	296 sq ft	27.52 sq m
Main office	1,188 sq ft	110.38 sq m
Small office	153 sq ft	14.26 sq m
Print room	150 sq ft	13.95 sq m
Kitchen	156 sqft	14.56 sq m

## Total

Total net useable area	2,291 sq ft	212.8 sq m
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## Features

- High quality finish
- Feature meeting room
- Open plan office area and separate cellular areas
- 5 Person Lift
- Parking
- Air conditioning
- Suspended ceiling and LED lighting

## Tenure

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

## Rental

£29,500 per annum, exclusive.

There will be a small informal service charge to recover shared costs with the ground floor tenant.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £20,000. 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)

A copy of the EPC is available upon request. The asset property rating is C-65.

## 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.





**Brown & Lee Commercial Property Consultants LLP**

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| Ref no: 14135E

Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

