THE NEXUS BUILDING

TOWN CENTRE OFFICE SUITES

TO LET

From 336 sq ft to 2,405 sq ft
(30.65 sq m - 223.43 sq m)

Brown&Lee
01438 316655

BROADWAY | LETCHWORTH GARDEN CITY | HERTFORDSHIRE |
SG6 3TA

www.brownandlee.com

THE NEXUS BUILDING IS A MODERN HEADQUARTERS OFFICE BUILDING PROVIDING FIVE FLOORS OF FLOOR-CABLED ACCOMMODATION, LOCATED IN THE CENTRE OF LETCHWORTH GARDEN CITY, OVERLOOKING BROADWAY GARDENS.

LOCATION

Letchworth Garden City is 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 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.

RATES

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable values (2017) are as follows:

Suite 401E-£7,800
Suite 202 - £22,750

The UBR for 2020/21 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

The Energy Performance certificates are available on request.

VAT

All prices and rentals are quoted exclusive of VAT

TENURE

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

IT

There is an IT charge of £4 psf to cover the cost of IT and data infrastructure within the suites.

KEY FEATURES

- Prestigious reception area which is manned during normal office hours
- Category || lighting and suspended ceiling
- Raised floors
- Two 8 person passenger lifts
- Gas fired central heating system with air conditioning
- Allocated car parking spaces
- Male and female WC facilities on each floor

ACCOMMODATION

Suite	Size		Rental
401E	336 sq ft	(31.28 sq m)	£8,990 pa (inclusive of service charge)
202	2,405 sq ft	(223.4 sq m)	£38,500 pa

Brown&Lee Chartered Surveyors

For more information, please contact either:

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