



**OFFICES AT BUSINESS CENTRE WEST**

Avenue One  
Letchworth Garden City  
Hertfordshire  
SG6 2HB



**TO LET.**

**GROUND AND FIRST FLOOR OFFICE SUITES FROM 139 SQ FT**  
ALL INCLUSIVE RENTAL FROM £266.41 PER MONTH



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### Location:

Letchworth Business Park has established itself as the premier commercial location of Letchworth Garden City.

The landscaped Business Park, covering 50 acres, incorporates many different businesses of varying sizes and also has the benefit of a Leisure Centre and a Sainsburys superstore.

Letchworth Town Centre and mainline station, with frequent services to King's Cross, are within a mile whilst junction 9 of the A1(M) is approximately 1.5 miles away giving motorway access to the M25 (22 miles), London (25 miles) and Stevenage (5 miles).

Business Centre West overlooks the main Avenue One and provides a number of small office suites, which are available to let.

### Accommodation:

Our clients currently have the following office suites which provide the approximate net useable floor area:

#### Ground Floor

Office F	161 sq ft	15.5 sq m
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#### First Floor

Office 7	139 sq ft	12.96 sq m
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### Features

- Carpeted throughout
- Suspended ceiling
- Shared ladies and gents WC facilities
- Shared kitchen facility
- Conference room facilities available at extra cost
- 1 Car parking space per suite
- Air conditioning
- Entry phone system

### Tenure

Our clients are able to offer all-inclusive leases, to include rent, service charge, utilities and insurance for the office. The tenant will be directly responsible for all internal repairs and payment of business rates.

### Rental

Office F - £308.58 per month, exclusive

Office 7 - £266.41 per month, exclusive

The above rents have been calculated as an all-inclusive figure to cover all external repairs and maintenance, external landscaping, internal repair and decoration of the common parts, cleaning, utilities and building insurance.

### Rates

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

Office F – £1,925

Office 7 – £1,250

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.

### 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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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.

