



VENTURE HOUSE

Fifth Avenue
Letchworth Garden City
Hertfordshire
SG6 2HW



TO LET.

INDIVIDUAL AIR-CONDITIONED OFFICE SUITES ON FLEXIBLE TERMS

175 SQ FT – 2,762 SQ FT
(16.31 SQ M – 256.59 SQ M)



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Location:

Letchworth Business Park has established itself as the premier commercial location within 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 London 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).

Venture House fronts onto the eastern side of Avenue One. The property is opposite the Letchworth Gateway Avenue 1 development which includes Aldi, McDonalds, Travelodge and Costa Coffee.

The property is a self-contained office building on ground and two upper floors.

Accommodation:

The following suites are available:-

Ground Floor

Room	Sq ft	Sq m	Car parking
Office 3	175 sq ft	16.31 sq m	1
Office 4	527 sq ft	49.03 sq m	2
Office 5	14 sq ft	1.3 sq m	3

First Floor

Room	Sq ft	Sq m	Car parking
Office 12	561 sq ft	52.16 sq m	2

Second Floor

Room	Sq ft	Sq m	Car parking
Office 13	250 sq ft	23.29 sq m	1
Office 17	703 sq ft	65.4 sq m	3

Features

- Open plan suite
- Fully carpeted throughout
- Air conditioning
- Suspended ceilings
- Entry phone system
- Passenger lift
- Shared Ladies and Gents WC facilities
- Shared kitchen facilities

Tenure

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

This figure includes all external repairs and maintenance, external landscaping, internal repair and decoration of the common parts, cleaning, gas and electricity of common parts and water rates.

The tenants will be responsible for their electricity for the suite, which is separately metered.

The monthly figure for each suite is as follows:

Office 3	£365 per month, exclusive
Office 4	£1,097.91 per month, exclusive
Office 5	£1,137.50 per month, exclusive
Office 12	£1,168.75 per month, exclusive
Office 13	£520.83 per month, exclusive
Office 17	£1,464.58 per month, exclusive

Rates

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

Office 3 – £2,000

Office 4- £5,400

Office 5 – £5,500

Office 12 – £6,900

Office 13 – £2,850

Office 17 - £6,400

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.

