

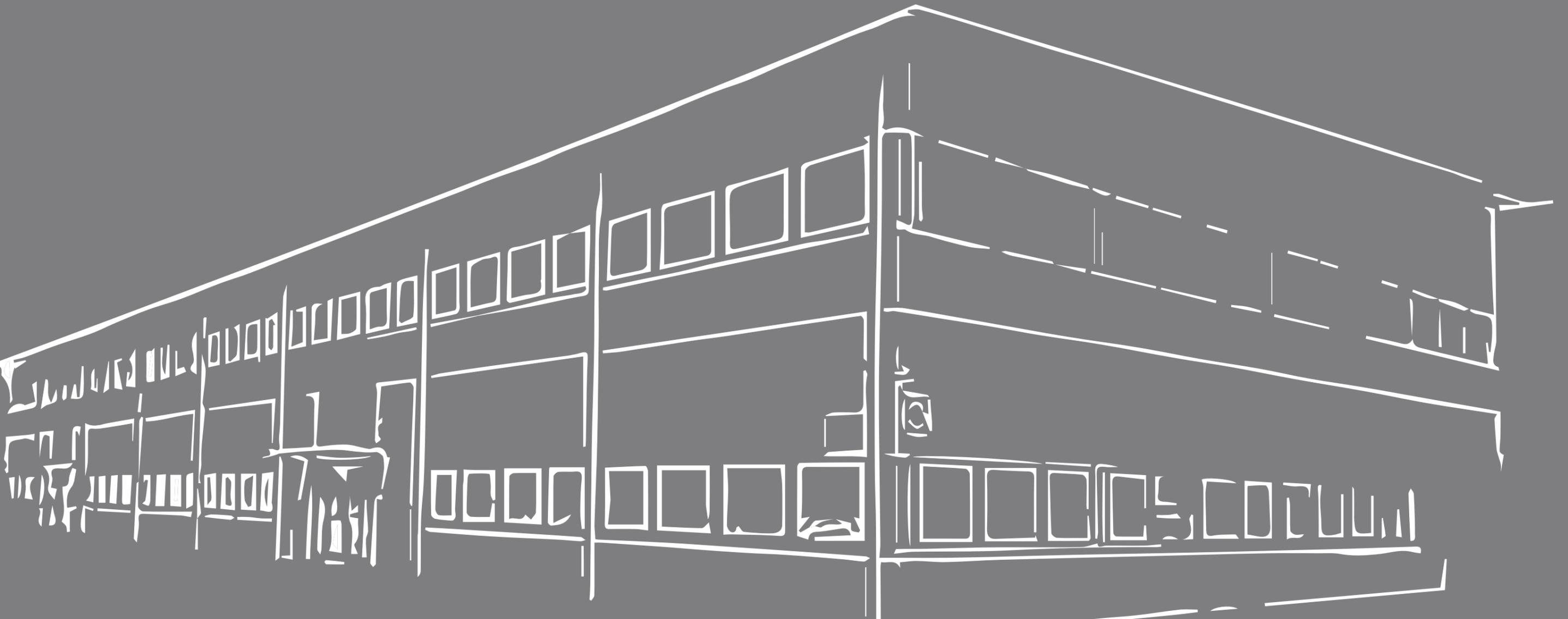
FOCUS

LETCHWORTH

FOURTH AVENUE | LETCHWORTH GARDEN CITY | HERTFORDSHIRE | SG6 2TU

TO LET MODERN OFFICE SUITES

5,186 - 12,136 SQ FT





The Energy Performance Certificate
Asset Ratings are as follows:
Ground Floor Unit 1A – D-81
First Floor Unit 1A – B-49
First Floor Unit 2 – C-64

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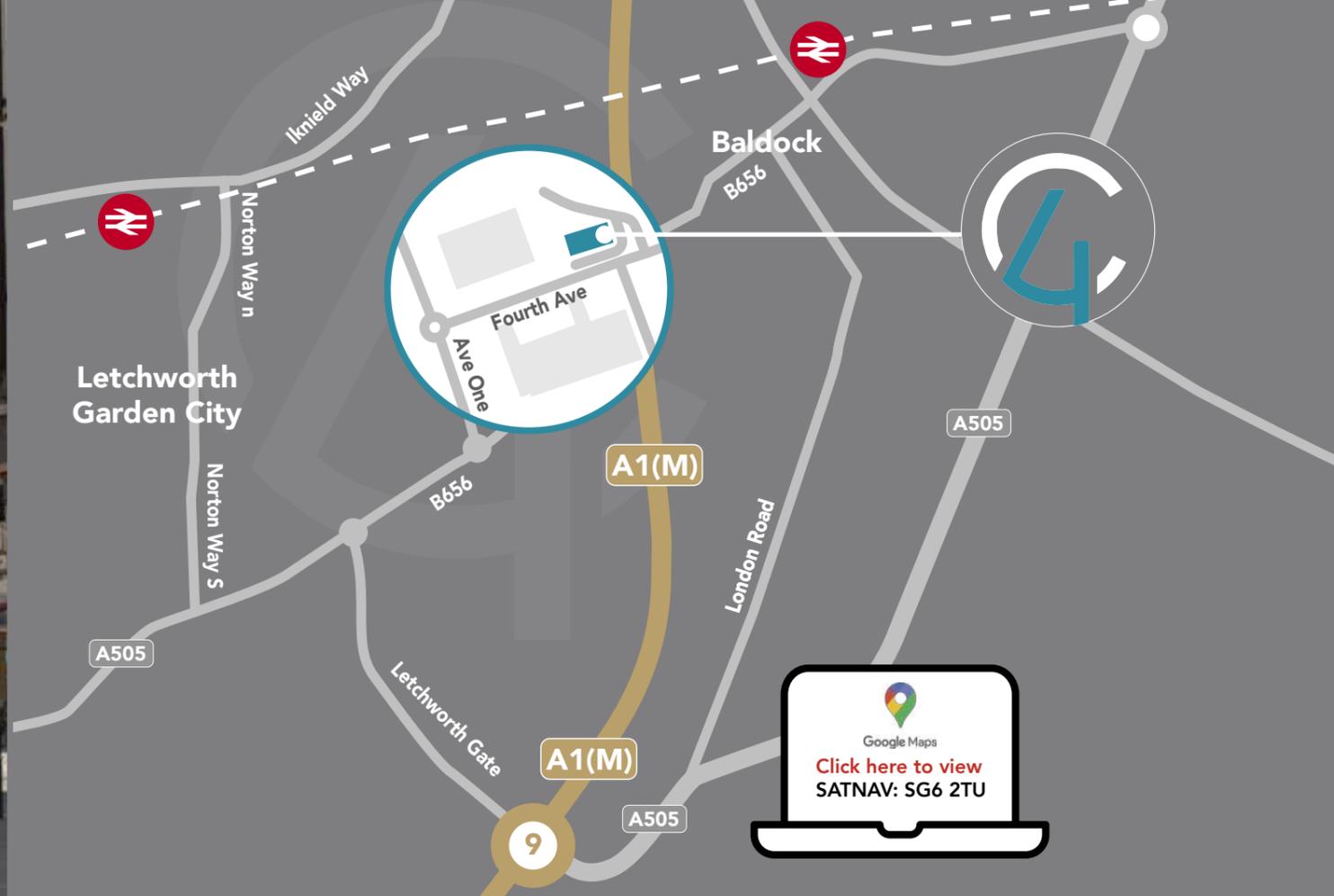
Focus 4 is an office building in the heart of Letchworth Garden City Business Park. The property is located on the eastern side of Letchworth Garden City town centre adjacent to Works Road and Jubilee Road.

The office suites are located both at ground floor and first floor and have been refurbished to a good standard. The accommodation is air conditioned and provides open plan office space with shared WC facilities.

- **Refurbished suites**
- **Suspended ceilings**
- **Raised floors**
- **Air conditioning**
- **Kitchenette**
- **Passenger lift**
- **Shared WC facilities**
- **47 Parking spaces**







Letchworth Garden City

Communications



Ideally located

Focus 4 benefits from being only a short walk away from the Letchworth Avenue One Development. This retail park benefits from national occupiers Costa Coffee, McDonalds and Aldi, as well as a Travelodge Hotel. The property is also located a 3 minute walk away from Sainsburys Superstore on Third Avenue.

Letchworth Garden City 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 town has direct access to the A1(M), which offers links to the M25, 20 minutes to the south. Letchworth Garden City 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.

Letchworth Garden City forms part of the North Hertfordshire District alongside neighbouring towns Baldock, Hitchin and Royston. The town benefits from a strong Business Improvement District, as well as the work of the Letchworth Garden City Heritage Foundation. It has a rich mix of operators throughout the town centre office and commercial spaces. It boasts one of the UK's leading contemporary art galleries, an independent cinema and family farm, all owned and operated by the Heritage Foundation.

Minutes by car



30

LUTON AIRPORT

45

CAMBRIDGE AIRPORT

60

HEATHROW AIRPORT

70

LONDON CITY AIRPORT

100

GATWICK AIRPORT

Minutes by train



9

STEVENAGE

23

CAMBRIDGE

29

LONDON KING'S CROSS

30

LONDON ST PANCAS INT EUROSTAR

90

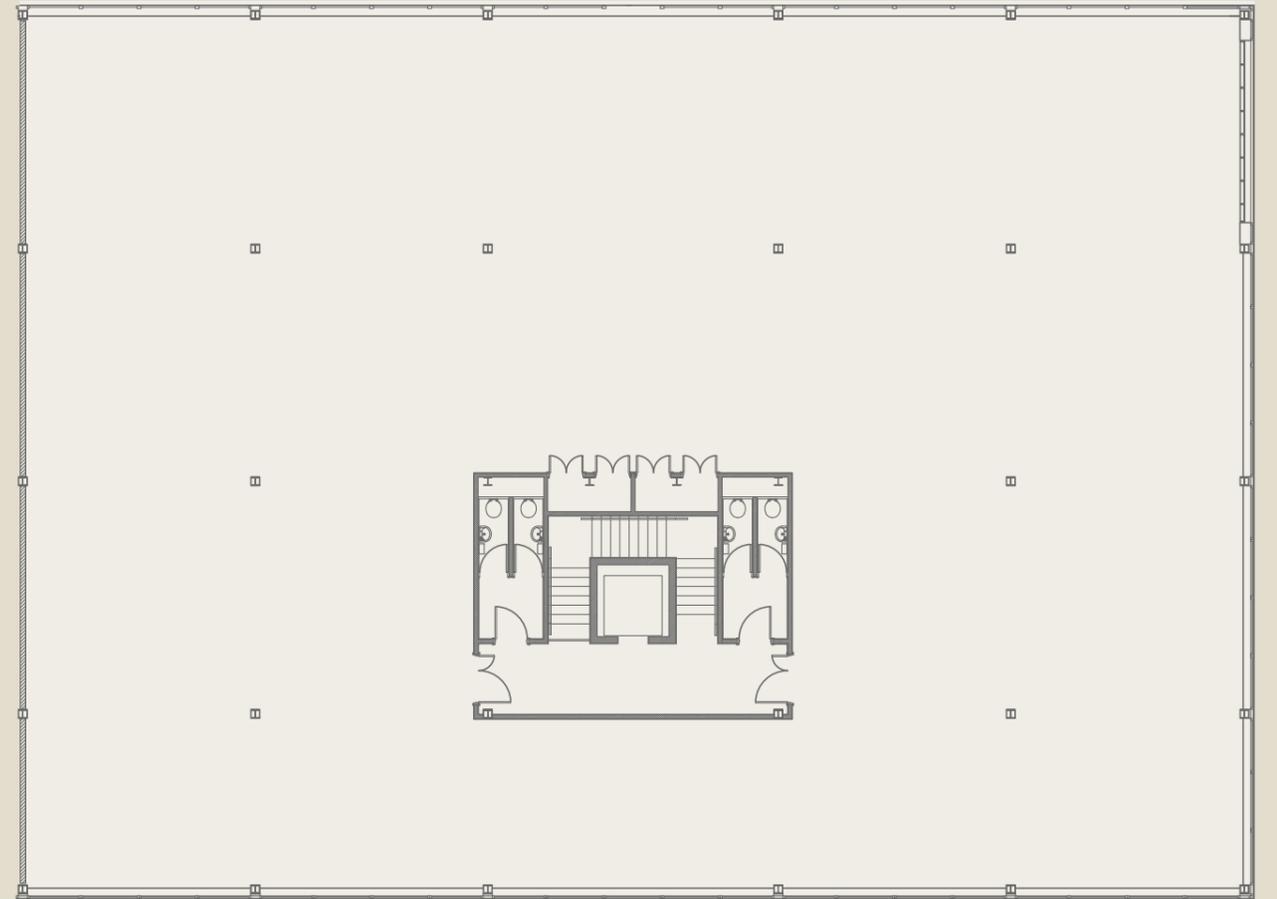
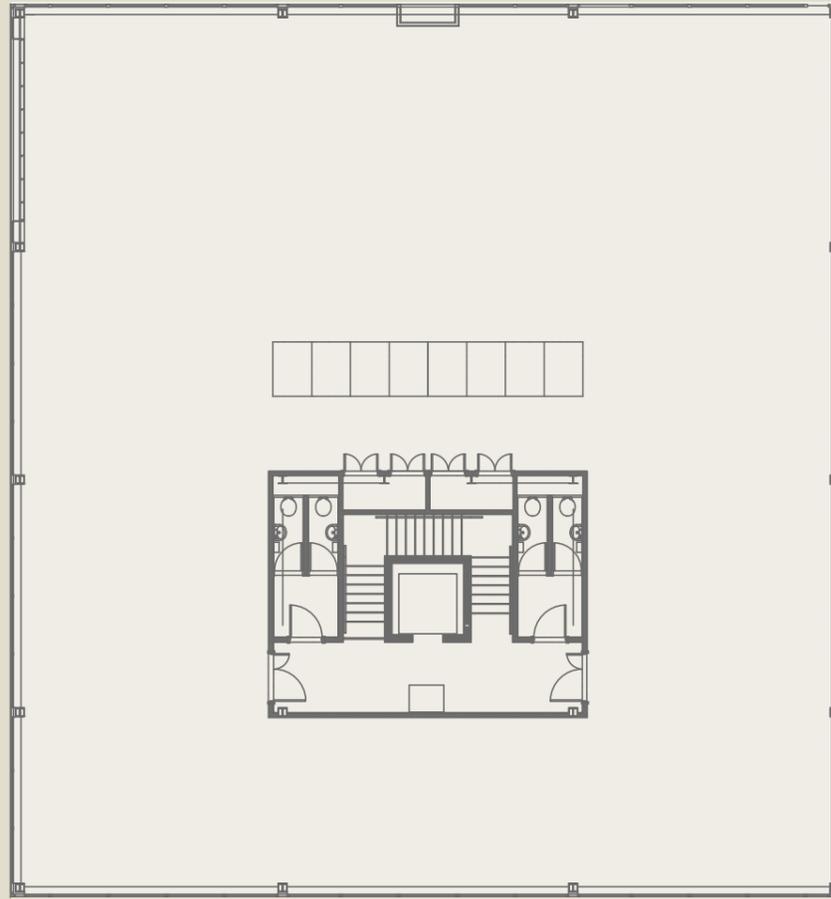
GATWICK AIRPORT DIRECT

All within eight minutes



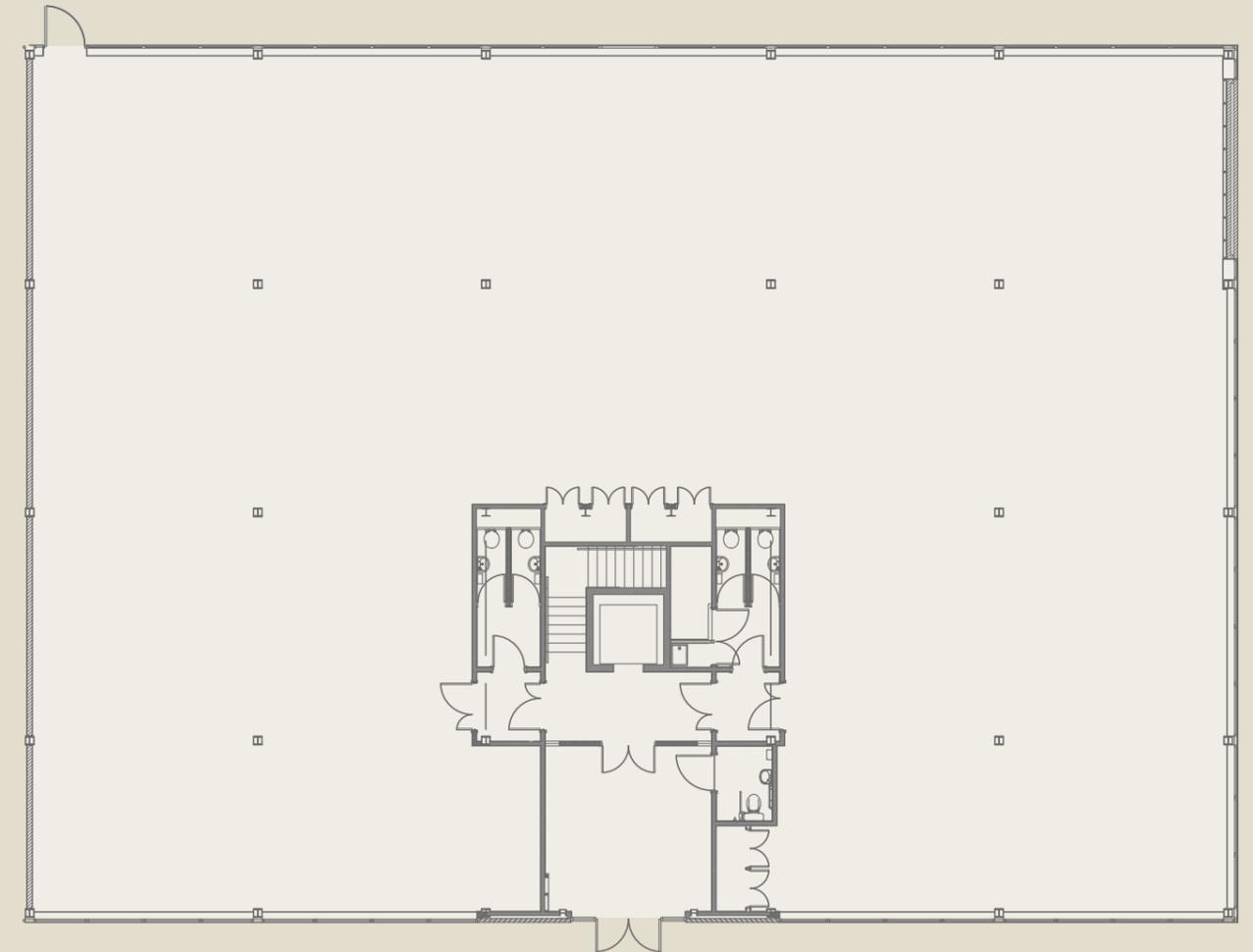
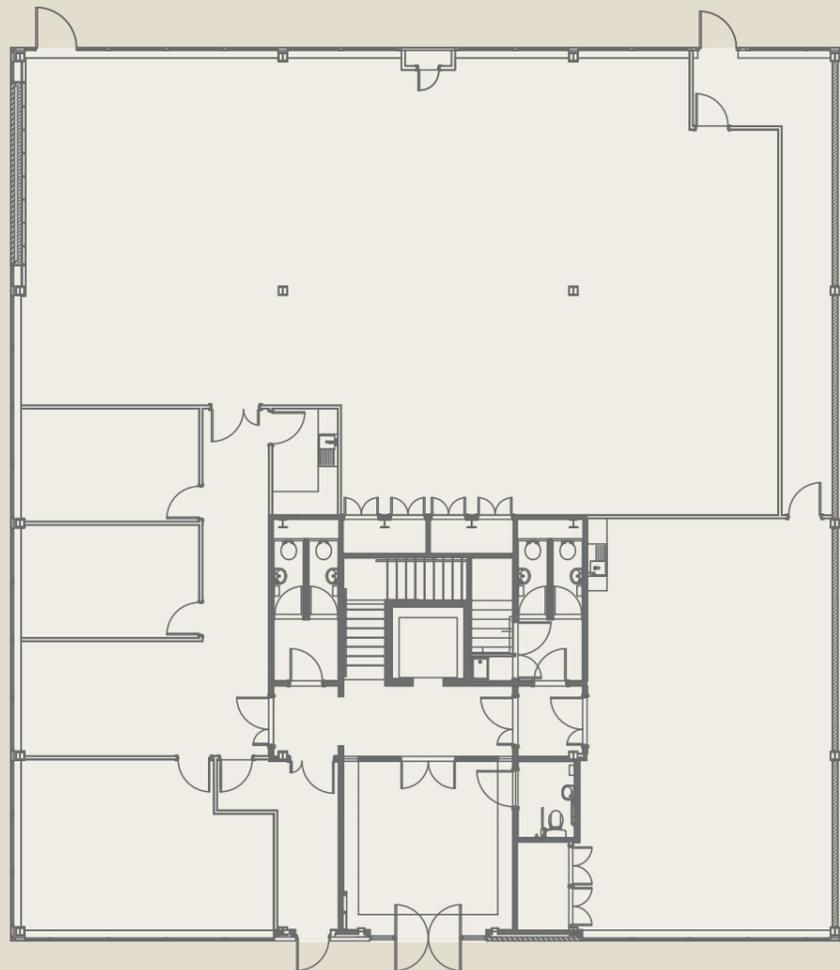
Unit
1A

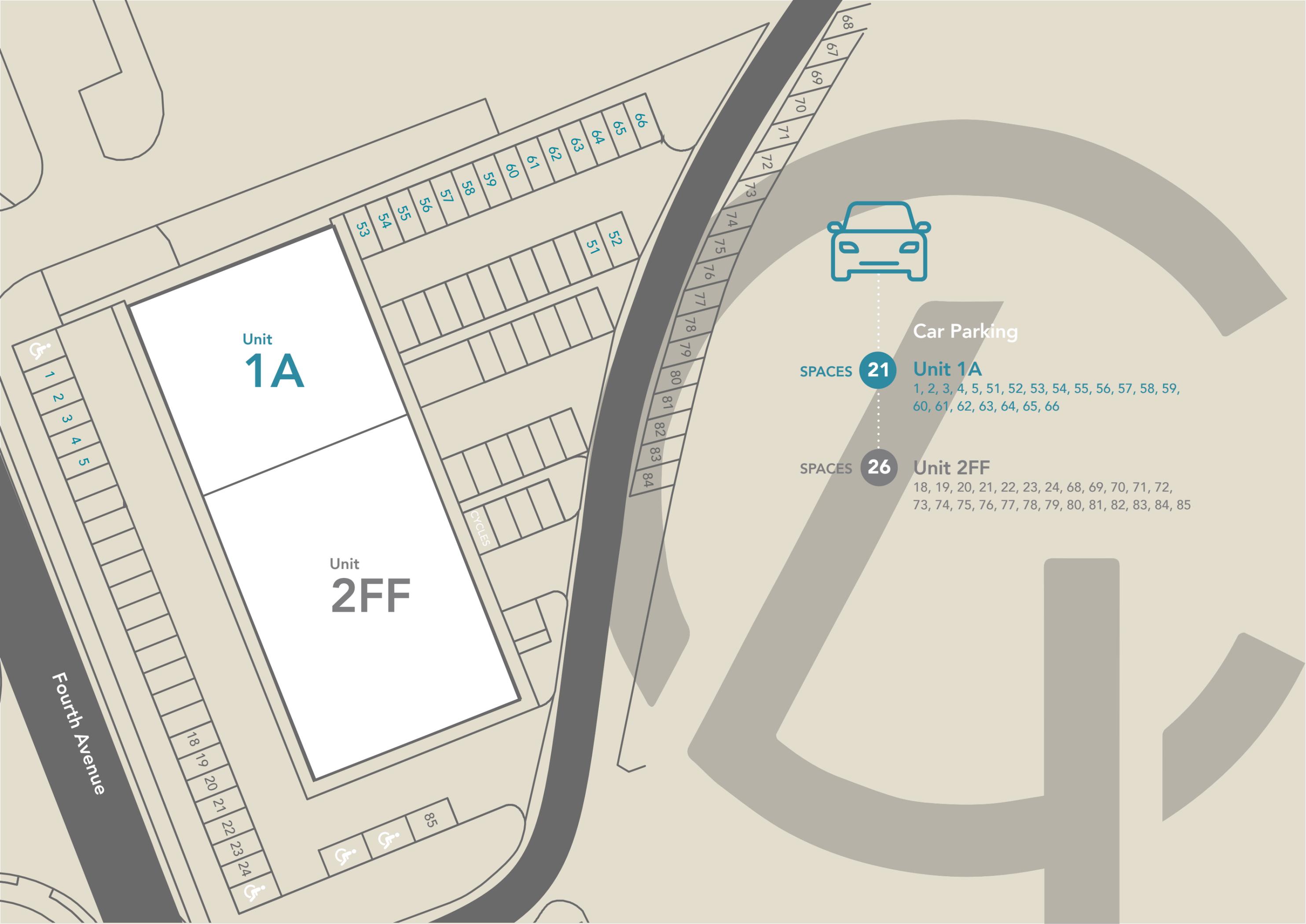
	Sq ft	Sq m
Ground Floor	726	67.48
First Floor	4,460	414.42
Total	5,186	481.90



Unit
2FF

	Sq ft	Sq m
First Floor	6,950	645.4
Total	6,950	645.4





Unit
1A

Unit
2FF

Fourth Avenue



Car Parking

SPACES **21**

Unit 1A

1, 2, 3, 4, 5, 51, 52, 53, 54, 55, 56, 57, 58, 59,
60, 61, 62, 63, 64, 65, 66

SPACES **26**

Unit 2FF

18, 19, 20, 21, 22, 23, 24, 68, 69, 70, 71, 72,
73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85

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Tenure

Suite 1A and First Floor Suite 2 of Focus 4 are available on new internal and insuring leases, subject to a service charge to cover the cost of internal and external common parts.

Rental

Available on request.

Business Rates

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

Ground Floor Unit 1A.....	£7,800
First Floor Unit 1A	£39,750
Car Parking Spaces Unit 1A ..	£6,700
First Floor Unit 2.....	£71,500

The UBR for 2022/23 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.

Service Charge

Available on request

Energy Performance Certificate (EPC)

EPC ratings are as follows:

Ground Floor Unit 1A - D-81

First Floor Unit 1A – B-49

First Floor Unit 2 - C-64.

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.



For further information, please contact: Daniel Musgrove

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Letchworth
Garden City
Heritage Foundation