

SPIRELLA 2

Icknield Way
Letchworth Garden City
Hertfordshire
SG6 4GY



TO LET.

**MODERN OFFICE ACCOMMODATION IN TOWN CENTRE LOCATION
(SUITABLE FOR ALTERNATIVE USES STP)**

6,495 SQ FT (602.7 SQ M)



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Location:

Letchworth 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 mainline railway station provides a fast service to London Kings Cross (36 minutes) and Cambridge (25 minutes) and is well located for the international airports at both Luton and Stansted.

Description:

Spirella 2 is a modern office building located in the centre of Letchworth Garden City, conveniently located in the town centre and a short walk to the railway station and all the facilities of the town centre.

The property is accessed via the Spirella Building where there is designated parking for this building.

The property is currently set out over first floor and part second floor. The main area of offices are currently set out with cellular offices and meeting rooms. Some of this space has vaulted ceilings which gives an imposing and individual appearance. There is good natural light on all elevations with roof lights to the second floor.

The property benefits from a good-sized separate kitchen/eating area and WC facilities which include a disabled facility. The main reception area leads to an open plan office area beyond which separate individual offices are set out. In the centre of the floor there are a number of meeting rooms.

Accommodation:

The approximate net useable areas are as follows:

First Floor

| | | |
|--------|-------------|----------|
| Office | 5,400 sq ft | 501 sq m |
|--------|-------------|----------|

Second Floor

| | | |
|--------|-------------|------------|
| Office | 1,095 sq ft | 101.7 sq m |
|--------|-------------|------------|

Total

| | | |
|------------------------|-------------|------------|
| Total net useable area | 6,495 sq ft | 602.7 sq m |
|------------------------|-------------|------------|

Features

- Fully carpeted throughout
- Raised floors.
- Server room.
- Located in town centre
- Short walk to railway station
- Disabled access to building and disabled WC facilities
- Air conditioning
- Kitchen facility
- Parking for 22 cars

Tenure

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

The property is available in its current layout.

The landlord will also consider a new layout and will work with any incoming tenant on fit-out designs and specifications.

Rental

Rent on application.

Service Charge

£25,605 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £53,500. 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.



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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.

