



**Spirella
Building**

Business at the Spirella Building Letchworth Garden City

Spirella provides businesses with an opportunity to be based in an office space with a difference. The space offers a scalable environment to meet a range of needs from shell to a fully fitted scheme.

The Spirella Building is owned by

**Letchworth
Garden City**
Heritage Foundation

The Spirella Building is marketed by





The Spirella Building

Bridge Road
Letchworth Garden City
Hertfordshire
SG6 4ET

Key Facts

Staffing Capacity	4 to 180 people
Number of Storeys	5
Total Building Area	c90,000 sq ft
Construction Material	Masonry
Year Built	1912-1920

Flexible office space that can be tailored to meet a range of needs from 450 sq ft to 29,000 sq ft

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The Spirella Building

The Spirella Building is an Arts & Crafts style, Grade II listed former corset factory which was restored in 1996.

The building now provides flexible office space to various businesses. The property is surrounded by well-kept gardens and offers on site facilities and 24-hour access.

Features

- 24-hour access
- Manned reception area
- Breakout/meeting area
- Bookable meeting room
- Café facilities
- 4 passenger lifts
- Air-conditioning
- Raised floor
- LED lighting
- Walking distance to the train station
- Car parking
- Electric car parking/charging
- 1GB data line in to the building with dedicated options available
- Security system
- Fitness centre

- Spirella 1 & 2 site boundary
- Spirella 1 & 2 car parking spaces
- Ballroom car parking spaces
- Visitors car parking spaces
- Gym car parking spaces
- Electric car parking/charging



Letchworth Garden City

Letchworth Garden City is well placed to serve London, East of England, Midlands and the whole of the South East, and sits between two international airports.

It has a population of 34,318 (2021 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 direct service to main London stations (36 minutes) and Cambridge (25 minutes) and is well located for the international airports at both Luton and Stansted.



We are the largest landlord in the Garden City, using income generated from the estate to fund our charitable commitments and reinvest in the property portfolio

Founded in 1903, and built on a sustainable ideology, Letchworth is the world's very first Garden City.

It was part of a movement pioneered by Ebenezer Howard in the early 20th century which aimed to create self-sustaining towns that offered the benefits of both urban and country living. It was based on a vision of towns 'designed for industry and healthy living; of a size that makes possible a full measure of social life, but not larger; surrounded by a permanent belt of rural land; the whole of the land being in public ownership or held in trust for the community.' At their core, these ideals were rooted in creating a town that provided healthy surroundings, affordable homes and local jobs.

Part of that vision was, and continues to be, ensuring Letchworth is a Great Place to Work.

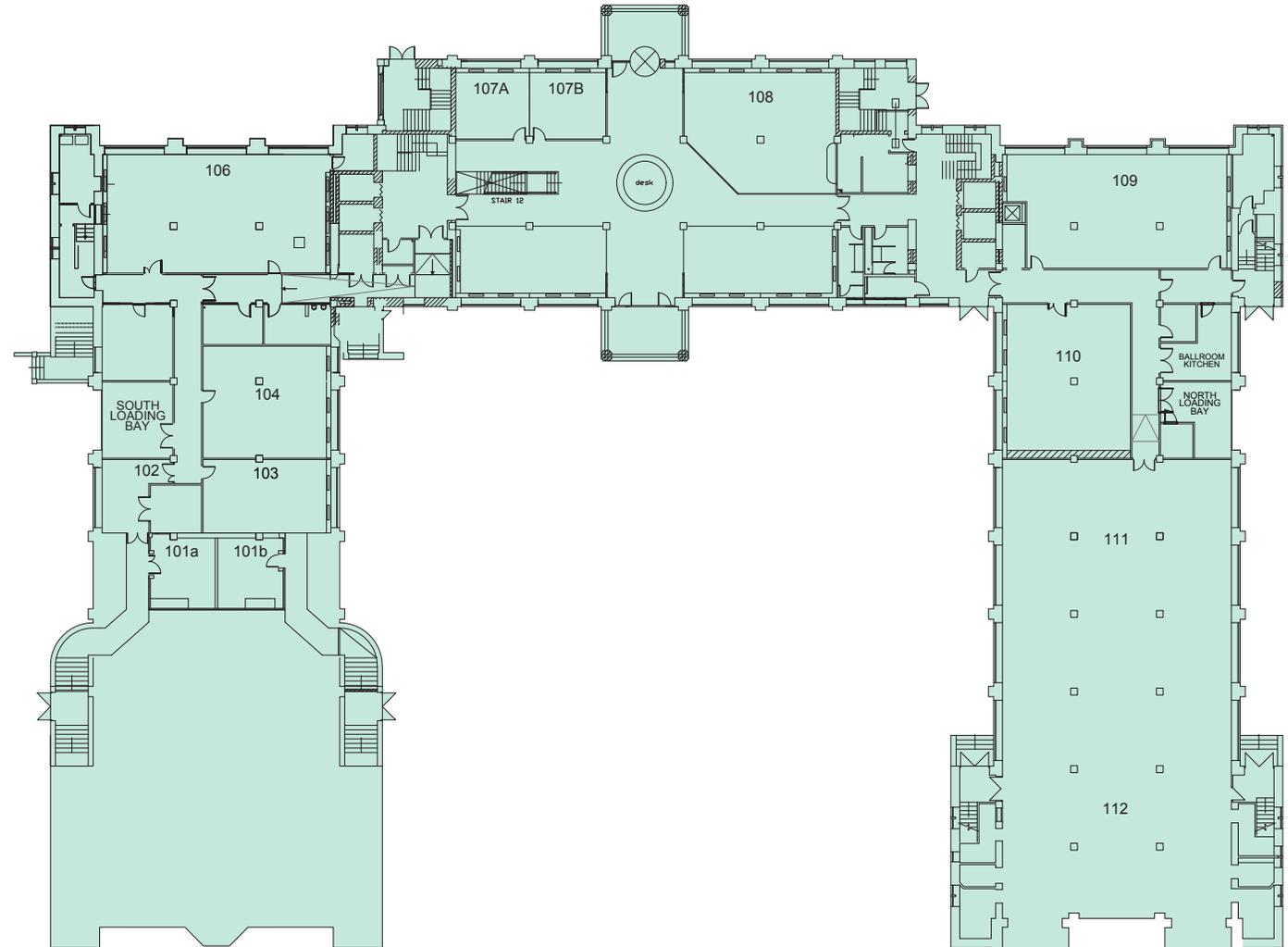


The Spirella Building: A Location

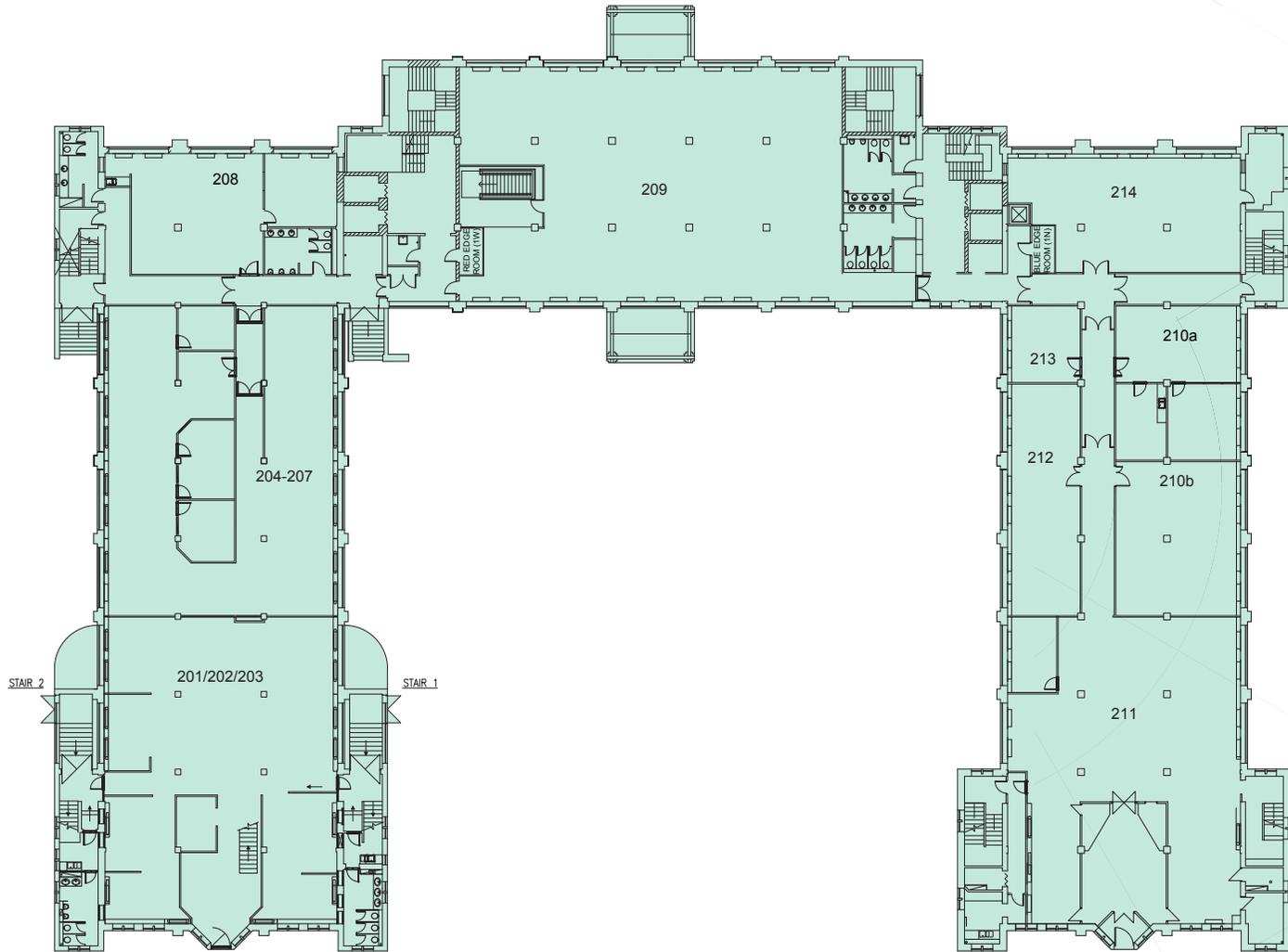
The perfect blend of history and heritage, and state of the art business facilities - customisable for your needs.

Letchworth Garden City is famous for being the world's first Garden City, conceived by the visionary Ebenezer Howard. Part of that vision was, and continues to be, delivering great places to work. Spirella was designed by Cecil Horace Hignett and completed in 1920. The building was designed as a corset factory, and also played a key part in the Second World War manufacturing military parachutes.

The building now offers flexible terms in state of the art, customisable premises suitable for a range of businesses.



Ground Floor

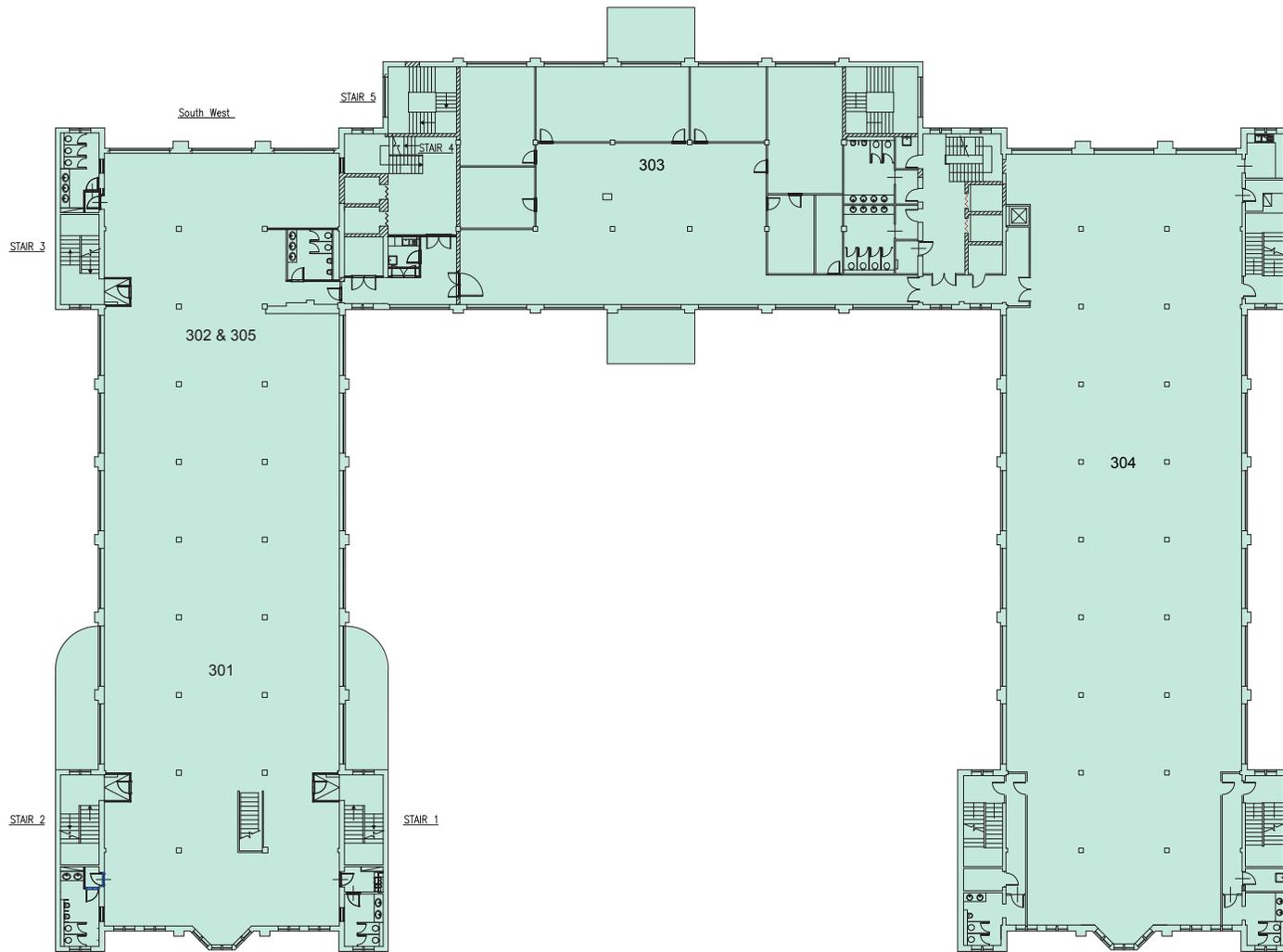


First Floor



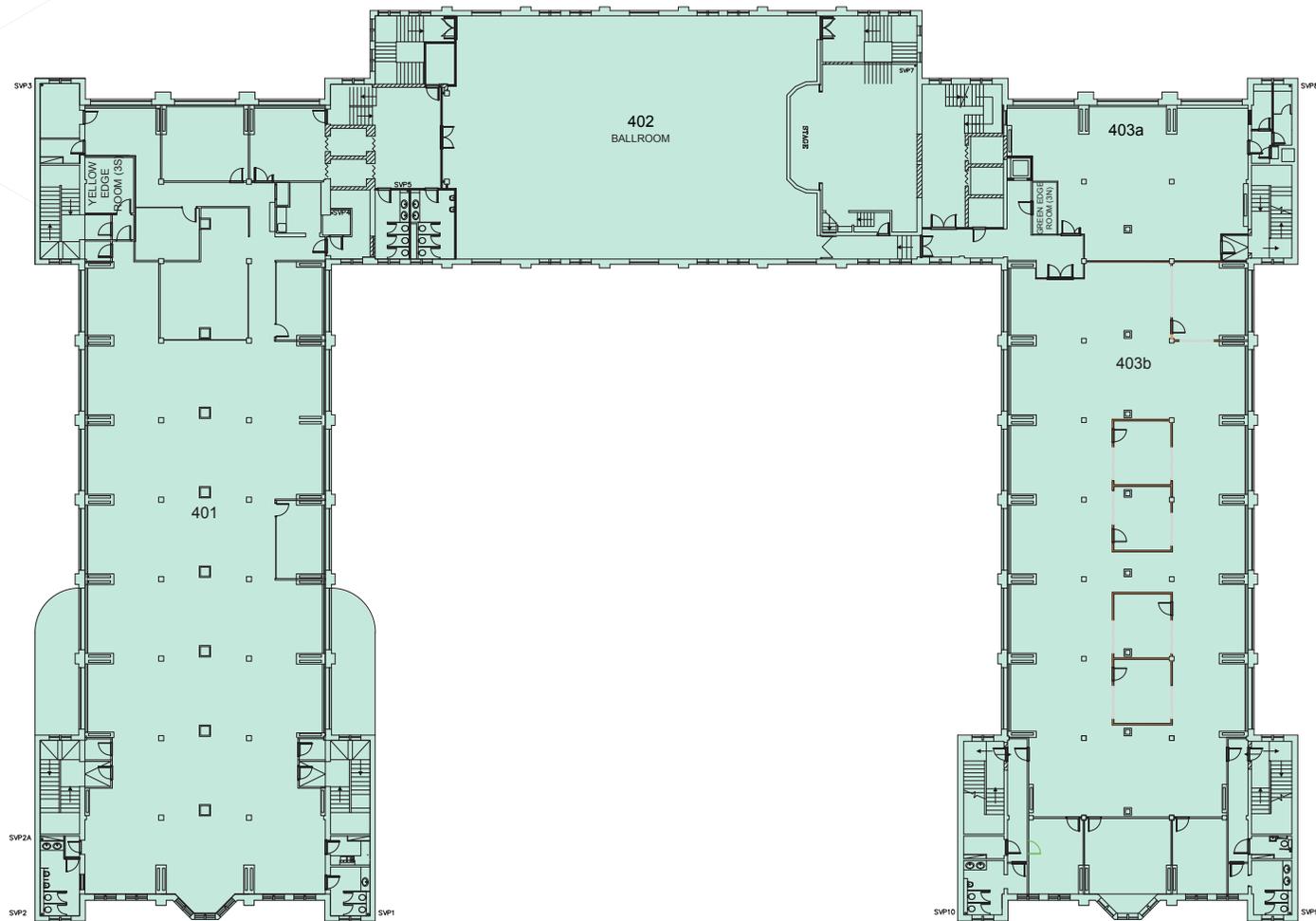
Flexible office space that can be tailored to meet a range of needs from 450 sq ft to 29,000 sq ft





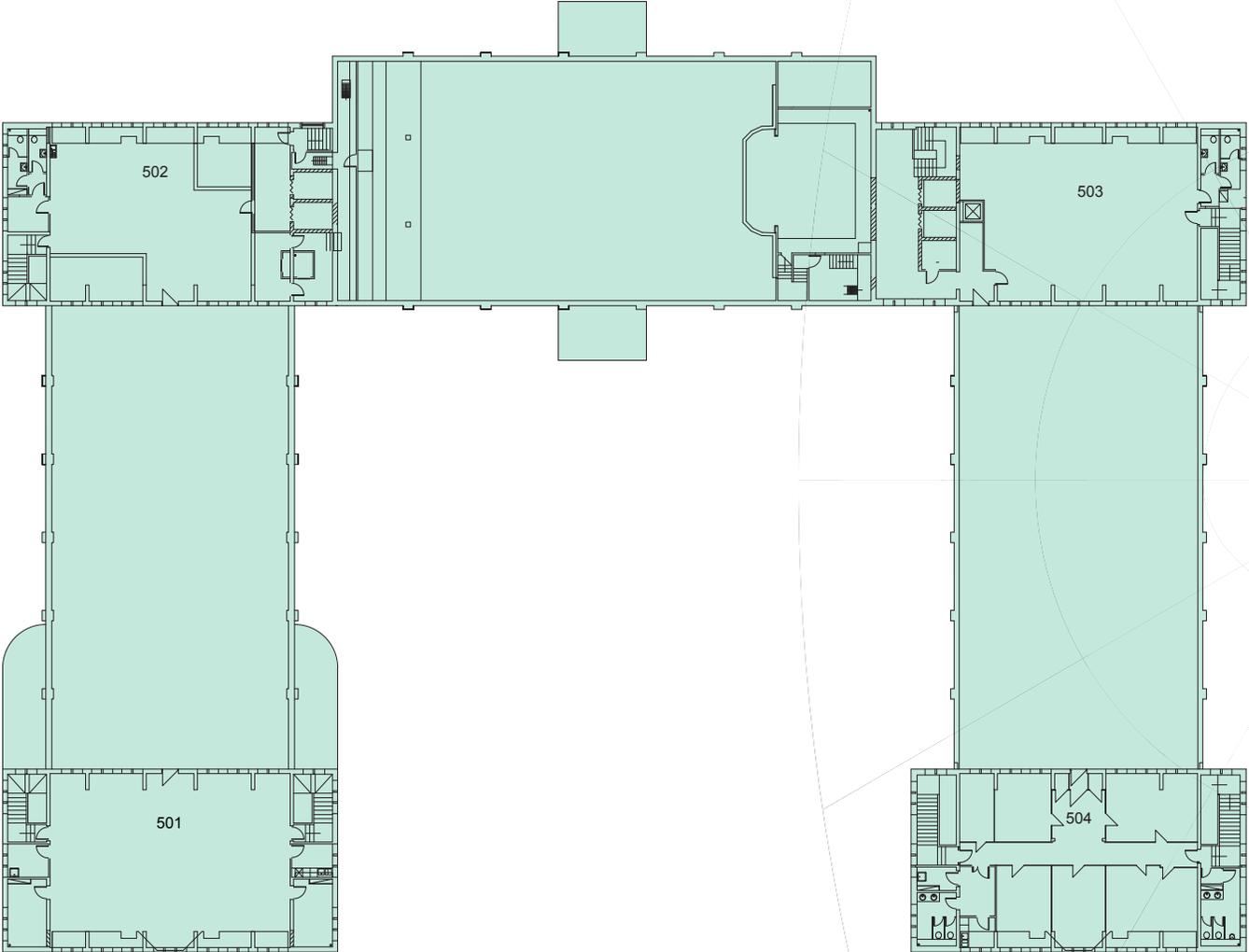
Second Floor





Third Floor

Flexible office space that can be tailored to meet a range of needs from 450 sq ft to 29,000 sq ft



Fourth Floor





Spirella Building



Current Availability

Property Offices	Floor Area Square	Lease Plan	Quoting Rent	Service Charge	Rateable Value 2023 (from 1 April 2023)	Parking Spaces
Spirella, Suite 103	430	Spirella_Ground_Floor-Suite103.pdf	£7,310	£6,667.85	£5,900	1
Spirella, Suite 211	3360	Spirella_First_Floor-Suite_211_Lease_Plan.pdf	£55,500	£59,930.11	£42,000	9
Spirella, Suite 214	1061	Spirella_First_Floor-Suite_214_Lease_Plan.pdf	£17,506	£14,024.00	£15,500	3
Spirella, Suite 106	1,281		£19,855.50	£20,760.37	£16,750	4
Spirella, Suite 304	7997	Spirella_Second_Floor-Suite_304_Lease_Plan.pdf	£132,000	£137,858.78	£102,000	23
Spirella, Suite 403B & 504	7702	Spirella_Third_Floor-Suite_403b_Lease_Plan.pdf Spirella_Fourth_Floor-Suite_504_Lease_Plan.pdf	£108,813	£145,061.88	£109,500	25
Spirella, Suite 503	1599	Spirella_Fourth_Floor-Suite_503_Lease_Plan.pdf	£26,384	£29,817.42	£20,000	5

Business Rates

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

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 should satisfy themselves as to their condition.

IT Charge

There is an IT charge of £4.00 psf to cover costs of data within the suites. A 1GB data line is dedicated to the building. More detailed information is available on request.

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.

For more information, please contact: **Brown & Lee, Daniel Musgrove** E: daniel.musgrove@brownandlee.com T: 01438 794586
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Occupiers

Name

Armor (UK) Ltd

Basware Holdings Ltd

Blackmores (UK) Ltd

Blaze Entertainment Ltd

EBS New Media Ltd

EMAS Pharma Ltd

Funstock Distribution Ltd

Koei Tecmo Europe Ltd

LFB Biopharmaceuticals Ltd

Medivents Ltd

Morgan Green Advisory Ltd

Multiple Sclerosis Trust

P.R.C. Structural Engineering Services Ltd

PQUBE Ltd

Servicetec Airport Services International Ltd

The Letchworth Club Ltd

Willmott Dixon Holdings Ltd

For more information contact:

The Spirella Building is marketed by:

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The Spirella Building is owned by

**Letchworth
Garden City**

Heritage Foundation