

THE PIXMORE CENTRE



Letchworth Business Centre
Pixmore Centre
Pixmore Avenue
Letchworth Garden City
Hertfordshire
SG6 1JG



TO LET.

**GROUND FLOOR WORKSPACES AVAILABLE.
COULD SUIT A VARIETY OF USES INCLUDING GYMNASIUM OR
COMMERCIAL KITCHEN, SUBJECT TO PLANNING**

1,597 SQ FT (148.36 SQ M)
2,200 SQ FT (204.38 SQ M)



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Location

Letchworth Garden City is 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 is well located for the international airports at both Luton and Stansted.

The property is located on Pixmore Avenue, just a 13-minute walk to the train station in Letchworth town centre.

Description

The property offers a variety of studio, office and workshop space and is currently occupied by a range of businesses such as personal fitness studios, offices, textile workshops, light storage facilities and therapy businesses.

There are two larger spaces located at the ground floor which could be used as a gymnasium or fitness studio. One of the suites was previously used as a light commercial kitchen.

The rental is all inclusive and includes all utilities, parking and WIFI. Tenants will be responsible for the payment of business rates, if applicable from the council. We recommend all tenants seek advice direct from North Herts District Council.

Availability

Ground Floor	Size SQ FT	Size SQ M	Rental	Fixed Contribution
GF1	1,597	148.36	£21,300 pa	£8,700 pa
GF5	2,200	204.38	£28,500 pa	£11,500 pa

The fixed contribution above covers Service Charge, heating and internet usage.

Electricity is metered separately and charged based on usage.

Features

- Mix of office and workspace available to a range of uses
- 24/7 Access
- Manned reception during usual office hours
- Additional meeting rooms available for hire
- Flexible parking
- Co-working lounge available
- WIFI dedicated 1GB lease line. Can be upgraded if required
- Alternative uses considered

Tenure

Our clients are able to offer annual licences with a 2-month deposit or 3 monthly rolling terms for a 10% premium.

Rates

The rateable values can be found on the Valuation Office Agency website (<https://www.tax.service.gov.uk/business-rates-find/results>) The UBR for 2025/26 is 55.5p 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)

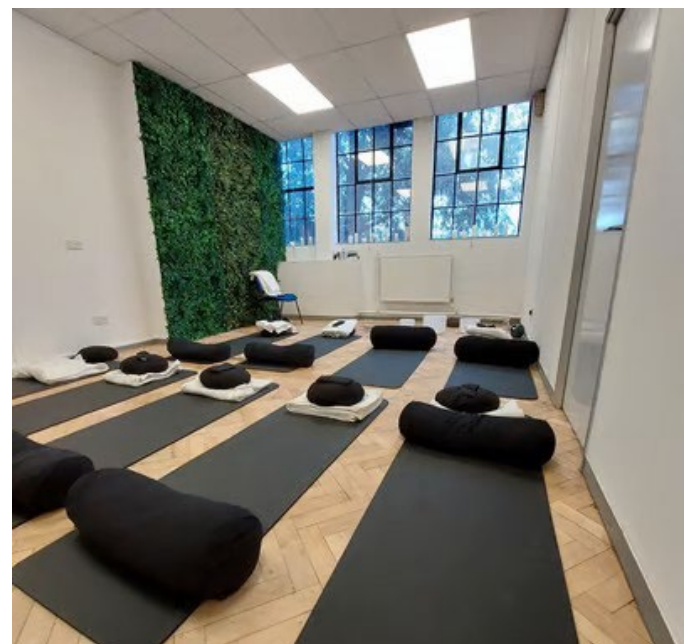
The asset rating is D-90. A copy of the EPC is available upon request.

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

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire SG1 2EF

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.

Ref No: 16864E





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