

## 401B/C THE NEXUS BUILDING

Broadway  
Letchworth Garden City  
Hertfordshire  
SG6 3TA



# TO LET.

**TOWN CENTRE OFFICE SUITE AVAILABLE**

1,431 SQ FT (133.01 SQ M)

**For further information please contact either:**

**Christie Bays**

T: 01438 794581

M: 07436 031772

E: [christie.bays@brownandlee.com](mailto:christie.bays@brownandlee.com)

**Tereza Halewood**

T: 01438 794588

M: 07825 555173

E: [tereza.halewood@brownandlee.com](mailto:tereza.halewood@brownandlee.com)



## 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.

## Description

The Nexus Building is a modern headquarters office building providing five floors of floor-cabled accommodation, located in the centre of Letchworth Garden City, overlooking Broadway Gardens. The building benefits from air-conditioning, passenger lifts, allocated parking and a manned reception. There is a shared kitchen for the available suite.

## Accommodation

The approximate net useable areas are as follows:

### Third Floor

Office suite	1,431 sq ft	133.01 sq m
--------------	-------------	-------------

## Features

- 24 Hour access
- Manned reception
- Air conditioning
- Walking distance to train station
- Town centre location
- Passenger lift
- Raised floor data boxes

## Tenure

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

## Rental

£23,620 per annum, exclusive.

## Service Charge

The 2025/26 service charge figure for the suite is £15,025 per annum, exclusive.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value for 401B is £8,300 and for 401C is £8,300. 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 EPC asset rating is D-76. 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.

