

**10 STATION ROAD**

Letchworth Garden City  
Hertfordshire  
SG6 3AU



**TO LET/MAY SELL.**  
**REFURBISHED OFFICE/RETAIL UNIT**  
**531 SQ FT (49.32 SQ M)**



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## Location

Letchworth Garden City was the World's first Garden City founded in 1903. It is in North Hertfordshire approximately 32 miles north of London. The town has direct access to the A1(M), which offers links to M25, 20 minutes to the south. Letchworth mainline railway station provides a fast service to London King's Cross (36 minutes).

The subject property is located midway within Station Road, close to the traffic lights, which is within walking distance of the railway station.

## Description

The property provides an office/retail unit which is presented in white box specification to a very high standard and benefits from WC facility.

## Accommodation

The property is available as an office/retail unit, which will provide the following approximate net internal area:-

10 Station Road	531 sq ft	49.32 sq m
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## Features

- Fully refurbished to white box specification
- Air conditioning/heating
- Amtico flooring – luxury vinyl flooring
- Double glazing
- Recessed ceiling
- LED lighting
- Skirting
- 2 car parking spaces

## Rental

£15,000 per annum, exclusive.

## Price

Available on long leasehold basis at a peppercorn ground rent. Price on application.

## Terms

The property is available on a new full repairing and insuring lease on terms to be agreed.

## Service Charge

There will be an annual service charge to cover external repairs and maintenance of approximately £1,200-£1,500 per annum.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £10,000. 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 C-67 expiring 3 November 2032.

A copy of the EPC is available upon request.

## 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.

## VAT

No VAT is payable on the rent.

