

SUITE C THE COLONNADE

Station Place
Letchworth Garden City
Hertfordshire
SG6 3AQ

INCENTIVES AVAILABLE



TO LET.

REFURBISHED FIRST FLOOR OFFICE IN TOWN CENTRE

872 SQ FT (75.24 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 is well located for the international airports at both Luton and Stansted.

The property is located at first floor level, accessed via a set of stairs. Suite C is on the right-hand side of the property which overlooks the town centre.

Description

The suite is predominantly open plan and carpeted throughout. The property benefits from shared WC and kitchen facilities and has an entry phone system. The suite also benefits from being within a short walking distance of the mainline railway station.

Accommodation

The approximate net useable area is as follows:

First Floor

Suite C	872 sq ft	75.24 sq m
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Features

- Refurbished office suite and communal areas
- Renovation works taking place on external of property including new windows and repaint of exterior of building - works due to complete June 2026
- Entry phone system
- Carpeted throughout
- Gas fired central heating system
- Located in town centre within and close to railway station
- Shared WC and kitchen facilities

Tenure

Our clients can offer an effective new full repairing and insuring lease for a term to be agreed.

Rental

£6,975 per annum, plus VAT (£581.25 per month, plus VAT). Incentives are available, further details upon request.

Service Charge

A service charge is payable to cover electric to the suite, buildings insurance, cleaning of common areas including toilets and kitchen, water, electric of common areas and external maintenance. The amount is £8,909 per annum, plus VAT (£10.21 per sq ft).

The tenant is only responsible for their own broadband and payment of business rates, if applicable.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £9,600. The UBR for 2026/27 is 43.2p 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. **Business rates should be exempt as part of small business rate relief. Clarification to be obtained from North Herts District Council Rates Department.**

Energy Performance Certificate (EPC)

The property has an EPC rating of C-56, expiring on 9 July 2033.

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

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.

