

brown & lee

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Winners of the Estates Gazette "Most Active Regional Agent"

**THE NEXUS BUILDING
BROADWAY
LETCHWORTH GARDEN CITY
HERTS
SG6 3TA**



**GROUND & FIRST FLOOR OFFICE SUITES
LOCATED IN TOWN CENTRE
WITH CAR PARKING**

***2,269 SQ FT – 15,209 SQ FT
(210.8 SQ M - 1,412.9 SQ M)***

TO LET

www.brownandlee.co.uk

Elopak House, Stevenage, Herts, SG1 2EF

LOCATION

The Nexus Building is a modern headquarters office building located in the centre of Letchworth Garden City overlooking Broadway Gardens and is therefore conveniently located to the town centre and the railway station.

The Nexus Building is within 5 minutes drive to junctions 9 and 10 of the A1(M) and has a fast train service to London King's Cross in 29 minutes and airport facilities are available at Luton (11 miles) and Stansted (29 miles).

ACCOMMODATION

The accommodation is available at ground and first floor level and there are two suites on each floor with the following approximate net useable floor areas:-

Ground Floor	Suite 101	5,091 sq ft	(473.0 sq m)
Ground Floor	Suite 102	2,269 sq ft	(210.8 sq m)
Ground Floor accommodation		<u>7,360 sq ft</u>	<u>(683.8 sq m)</u>
First Floor	Suite 201	5,479 sq ft	(509.0 sq m)
First Floor	Suite 202	2,370 sq ft	(220.2 sq m)
Total net useable area First Floor		<u>7,849 sq ft</u>	<u>(729.2 sq m)</u>
Total net useable area Ground & First Floor		<u>15,209 sq ft</u>	<u>(1,412.9 sq m)</u>

The accommodation has previously been occupied by a single tenant, however, our clients would be prepared to split the accommodation into four separate suites thereby providing accommodation from 2,269 sq ft to approximately 15,209 sq ft.

FEATURES

- Prestigious reception area which is manned during normal office hours
- Category II lighting and suspended ceiling
- Raised floors
- Fitted window blinds
- Two 8 person passenger lifts
- Gas fired central heating system with additional air conditioning
- Fully carpeted throughout
- Shared kitchen facility
- Shared male and female WC facilities on each floor
- 8 car parking spaces for Suites for 101 & 201 and 3 car parking spaces with Suites 102 & 202

TENURE

The accommodation is available on a full repairing lease with the tenant directly responsible for all internal repairs and responsible under the service charge for the cost of all other repairs.

RENT

£13.00 per sq ft, exclusive.

RATES

We understand from the Valuation Office Agency website that the rateable value is currently under one assessment and the current figure for the Ground & First Floor is £166,000. The UBR for 2014/15 is 48.2p 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

The Energy Performance Asset Rating is C-73. A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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.

VIEWING

Strictly by appointment through **BROWN & LEE CHARTERED SURVEYORS – ELOPAK HOUSE – MEADWAY TECHNOLOGY PARK – STEVENAGE – HERTS – SG1 2EF – TEL NO (01438) 794589 – FAX NO (01438) 315377 – E MAIL: mike.phoenix@brownandlee.co.uk - WEBSITE WWW.BROWNANDLEE.CO.UK.**

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(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. In association with: Brown & Lee, Milton Keynes, and Brown & Lee Clifford Billings, Aylesbury)