



**FIRST FLOOR OFFICE SUITE WITH 2 PARKING SPACES  
486 SQ FT**

**Rent: £12,500 per annum  
inclusive**

Arden Press House  
First Floor Suite 3  
Pixmore Avenue  
Letchworth  
Hertfordshire  
SG6 1LH

- Suspended ceiling with new recessed LED lighting.
- Raised access floor for data and power cabling.
- Three compartment perimeter trunking.
- A full height glazed partitioned private office.
- Gas fired radiator central heating.
- No rates are currently payable for single property occupiers.

# ARDEN PRESS HOUSE, FIRST FLOOR SUITE 3, PIXMORE AVENUE, LETCHWORTH, HERTFORDSHIRE, SG6 1LH

## LOCATION

Letchworth occupies an attractive location in the rolling North Hertfordshire Countryside approximately 30 miles north of London.

It is located between Junction 9 and 10 of the A1M and in addition the A505 provides east west communications between the M1 at Luton and the M11 at Cambridge.

Letchworth has a world renowned landscaped urban design. Close by are the retail park and a Sainsbury's Superstore and North Herts Leisure Centre.

Letchworth and Baldock stations provide a fast electrified service to London Kings Cross.

## ACCOMMODATION

A smart first floor office suite forming part of a larger commercial complex in the main commercial area close to Letchworth Town Centre.

The accommodation comprises a single open area with feature windows to one side fitted out in a modern stylish way.

There are shared male and female toilets and communal kitchen area on the landing.



For further information please contact Davies & Co on  
01707 274237

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## FLOOR AREAS (approx. NIA)

Sq Ft

<b>TOTAL</b>	<b>486</b>
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Car Parking Spaces	2
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## TERMS

Available on a flexible lease for a minimum term of 1 year then rolling 3 months' notice.

Rent £12,500 per annum + VAT to include utilities, service charges and insurance.

## BUSINESS RATES

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £8,800.

No rates are payable for single property occupiers.

## EPC

Category D (79)

**Notes:** Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition). The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

**Davies**  
01707 274237