



MODERN OFFICES WITH PARKING
2,500 - 5,000 SQ FT

Rent: £20.00 per sq ft per annum

Part 1st Floor
HUB Space
Works Road
Letchworth
Hertfordshire
SG6 1GJ

- Can be Sub-divided
- Modern Fitout
- LED Lighting
- Dedicated WC and Kitchen
- Separate Entrance Off Car Park

PART 1ST FLOOR, HUB SPACE, WORKS ROAD, LETCHWORTH, HERTFORDSHIRE, SG6 1GJ

LOCATION

Letchworth is a major established commercial centre adjoining junction 9 of the A1(M) in north Hertfordshire approximately 32 miles north of London.

In addition to the A1(M) the A505 provides a trunk road connection between the M1 at Luton and M11 at Cambridge.

Letchworth station provides a fast-electrified service to London Kings Cross.

The property is located in the main Business Park area within walking distance of the Town Centre.

ACCOMMODATION

A modern, first floor office suite. The majority of the space is open plan with some small sub-divided rooms that could be used as offices, meeting rooms or for storage.

The space benefits from its own dedicated WCs and kitchen. Both are modern and recently refurbished.

The owner of the building is able to subdivide the space into smaller suites of no less than 2,500 sqft.

Although the property is initially being offered on traditional leased basis the suite is in the same building as a serviced office centre therefore subject to negotiation additional services can be included such as but not limited to; occupational costs, telephones, cleaning.



FLOOR AREAS (approx. NIA)	Sq Ft
Office Large Option	5,000
TOTAL	5,000
Car Parking Spaces	20

TERMS

The property is available to let on a new lease for a term to be agreed.

SERVICE CHARGE

There will be a small service payable for the running and upkeep of the common parts and services.

BUSINESS RATES

Please refer to the Local Authority for information on rates. Not yet determined.

EPC

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OTHER INFORMATION

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

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.

For further information please contact Daniel Hiller (d.hiller@davies.uk.com) or Clay Davies (c.davies@davies.uk.com) or telephone 01707 274237.

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. 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.

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