



**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.

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.

Floor Areas (approx. NIA)	Sq Ft
TOTAL	486
Car Parking Spaces	2

Tenure

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.

Utilities, service charges and insurance are payable in addition.

Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £5,300.

No rates are payable for single property occupiers.

Other Information

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

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.

Energy Performance Certificate: Category D (79)



For further information please contact 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.