



FIRST FLOOR OFFICE SUITES 486 - 1,317 SQ FT

Rent: £12,500 - £33,875 per annum inclusive

Arden Press House
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
- Allocated car parking
- Gas fired radiator central heating

ARDEN PRESS HOUSE, 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

Two very smart first-floor office suites forming part of a larger commercial complex in the main commercial area close to Letchworth Town Centre.

Suite A3 comprises a single open-plan area with feature windows to one side, fitted out in a modern, stylish specification, together with a private glass-partitioned office. There are shared male and female WC facilities together with a communal kitchen area on the landing. It benefits from two allocated parking spaces.

Suite B provides open-plan accommodation which is currently in the process of being refurbished to include new decoration, carpeting and feature LED lighting. The suite benefits from its own dedicated kitchen and WC facilities and four allocated parking spaces.

FLOOR AREAS (approx. NIA)	Sq Ft
Suite A3	486
Suite B	1,317
TOTAL	1,803
Car Parking Spaces	6

TERMS

Two office suites available to let individually or together on flexible lease terms, subject to a minimum term of one year and thereafter rolling three months' notice.

Rent: £25 per sq ft per annum + VAT, inclusive of utilities, service charge and buildings insurance.

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). The current rateable values are £6,800 for Suite A3 and £18,250 for Suite B respectively.

The occupier of Suite A3 should be eligible to claim full Small Business Rates Relief, provided this is their only property. Otherwise, rates are payable at 43.2% for the year ending 31/03/2027.

EPC

Category D (79)



For further information please contact Davies & Co on 01707 274237

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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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