

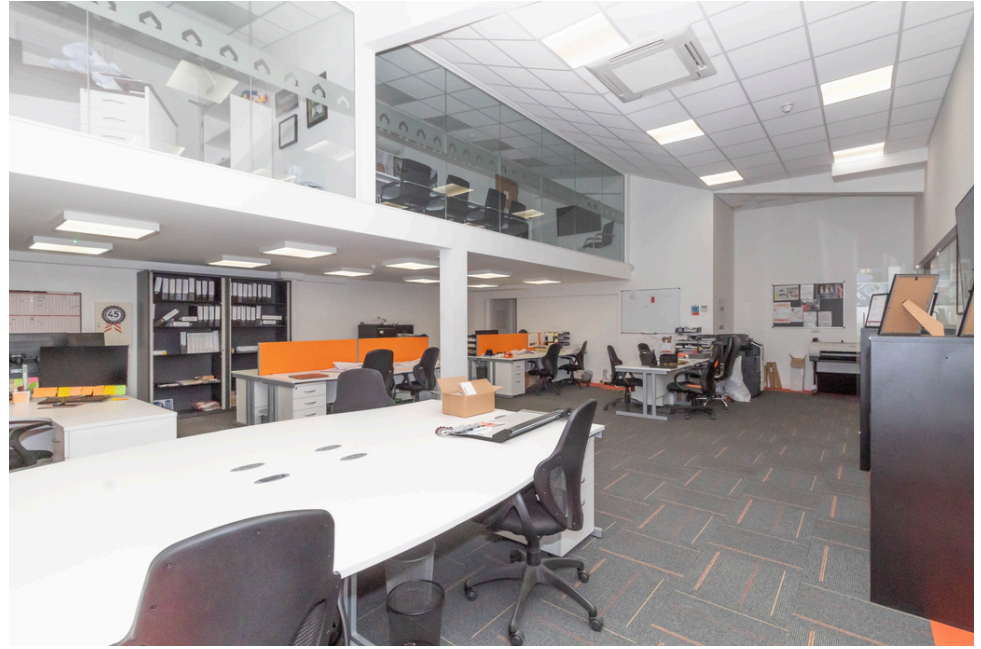






- **Spacious open-plan office – Plenty of room for your team to collaborate and grow**
- **Separate meeting room – Perfect for client presentations or team training sessions**
- **Generous storage space – No need to rent separate storage; it's all here under one roof**
- **Modern, plug-and-play setup – Move in without the hassle of setting up IT and furniture**
- **Flexible terms available – Tailored lease terms to fit your business needs**
- **Private office on the second floor – A quiet space for management or focused work**
- **Excellent transport links – Easy access to London, Peterborough, and Cambridge via the A1(M)**
- **Ready for immediate occupation from end of October – No long waits; get your business up and running fast**
- **Local amenities nearby – Supermarkets, restaurants, and fast-food outlets within walking distance**
- **Convenient parking and access – Plenty of space for your team and visitors to park stress-free**





## Modern & Spacious Commercial Property for Rent in Letchworth Garden City – Perfect for Growing Businesses

**This commercial unit is an ideal opportunity for small to medium-sized businesses looking to upgrade to a more modern and functional workspace, complete with open-plan office space and ample storage.**

### Key Features:

Large Open-Plan Office Space (Approx. 100 sqm) on the first floor, currently arranged for 18 desks, providing a flexible work environment.  
Generous Storage Room (Approx. 25 sqm) perfect for businesses needing additional storage or production space.  
Modern, Fitted Kitchen with built-in appliances, offering a convenient space for employees.  
Separate Meeting Room (Approx. 19 sqm) on the second floor, ideal for team meetings, training sessions, or client presentations.  
Private Office (Approx. 12.8 sqm) also on the second floor, perfect for management or private workspaces.

### Location Highlights:

Prime Location: Situated just off Junction 9 of the A1(M), this property provides excellent transport links to London, Peterborough, and Cambridge.

### Proximity to Amenities:

Close to supermarkets like Sainsbury's, Aldi, and Lidl, and dining options such as McDonald's and Burger King, ensuring convenience for both employees and visitors.  
Thriving Business Community: Located on Works Road in the heart of Letchworth's industrial and commercial area, with easy access to the town center and Letchworth Garden City train station.

### Additional Features:

Plug-and-play ready, minimizing disruption to your business during the move.  
Neutrally decorated with modern infrastructure, offering a ready-to-move-in office space.  
Flexible lease terms, to be discussed with the landlord, available on a full repairing lease.

### Property Breakdown:

#### | First Floor |

Reception Area: 18' 8" x 14' 8" (5.69m x 4.47m)  
Open Plan Office: 37' 7" max x 28' 9" (11.46m x 8.76m)  
Storage Room: 18' 2" x 14' 8" (5.54m x 4.47m)  
Kitchen Area: 10' 9" x 9' 1" (3.28m x 2.77m)  
Two Toilets

#### | Second Floor |

Meeting Room: 21' 6" x 9' 8" max (6.55m x 2.95m)  
Private Office: 13' 6" x 10' 3" (4.11m x 3.12m)

**Availability:** Ready for occupation from the end of October.

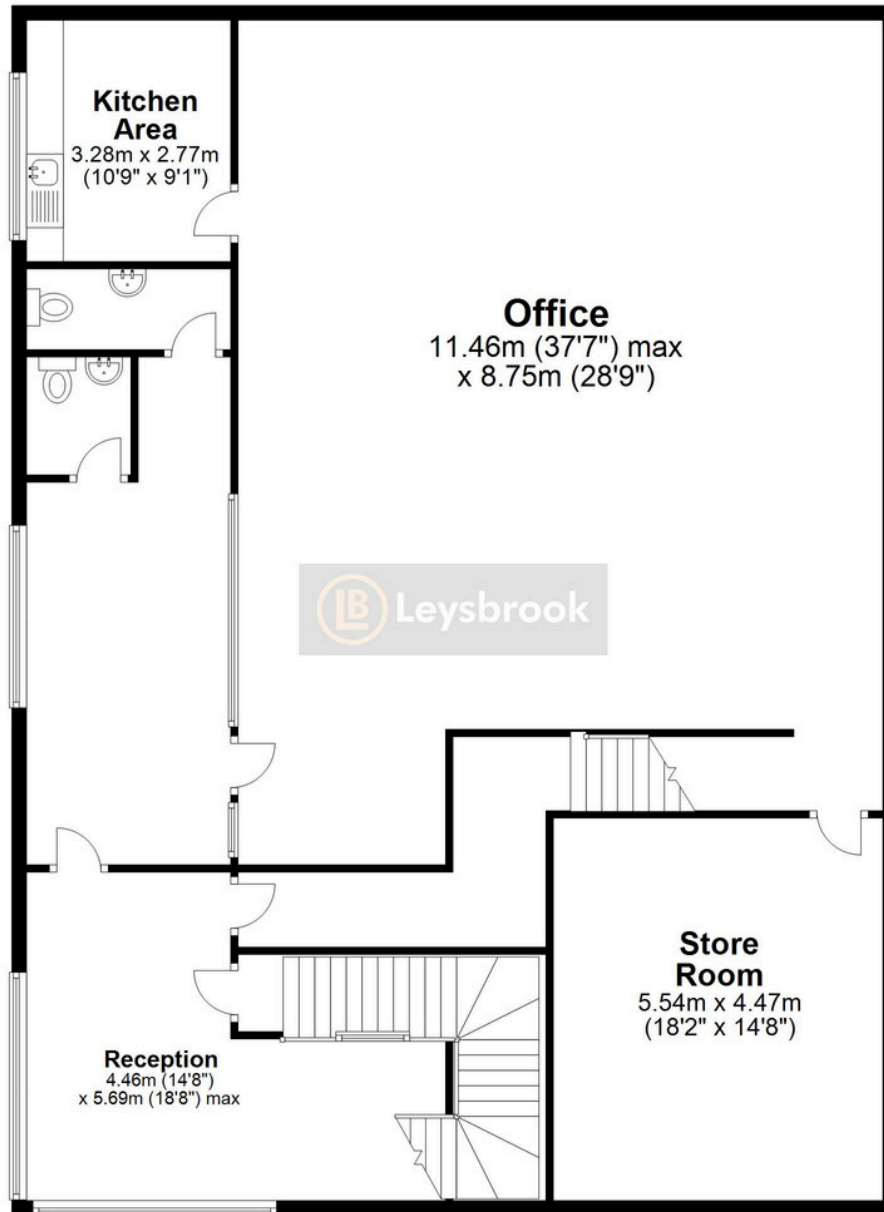
**Terms:** 6 weeks' deposit required. First month's rent to be paid upfront, with the remaining rental paid monthly in advance.

Viewing Arrangements: By prior appointment through Leysbrook.

**Disclaimer:** The particulars provided are believed to be accurate, but accuracy cannot be guaranteed and should not be relied upon as statements of fact.

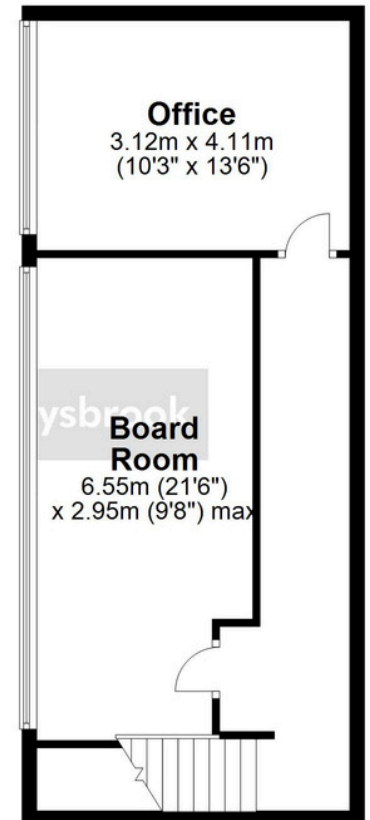
### First Floor

Approx. 188.3 sq. metres (2026.5 sq. feet)



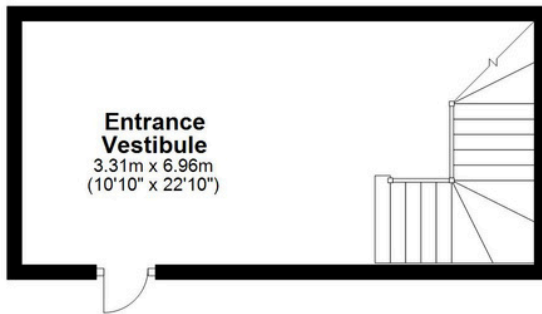
### Second Floor

Approx. 45.3 sq. metres (487.2 sq. feet)



### Basement

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 233.5 sq. metres (2513.7 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.  
Plan produced using PlanUp.





## Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

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