

Devonshire Business Centre
Works Road
Letchworth Garden City
SG6 1GJ



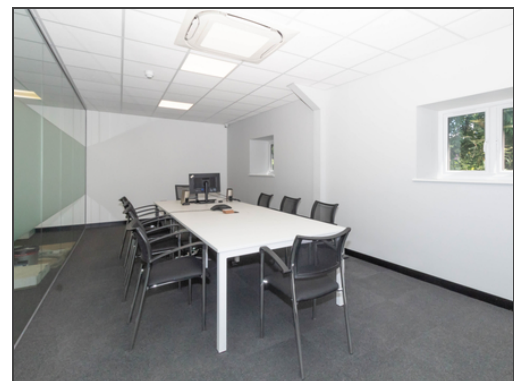
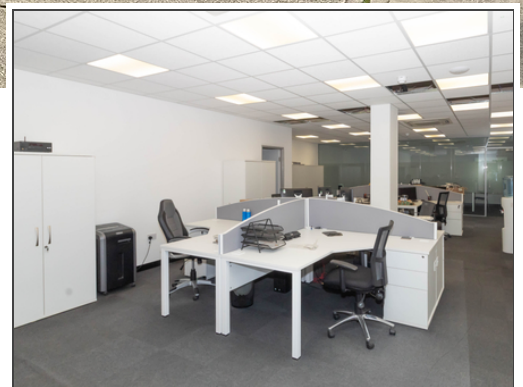
Tel: 01462 419329
info@leysbrook.co.uk | www.leysbrook.co.uk



**Works Road, Letchworth Garden City,
Hertfordshire, SG6**

£1,166 pcm

- Situated in a secure gated business courtyard
- Almost 1,600 Sq.Ft. of MODERN and AIR-CONDITIONED Open plan office space - great for team or for "hot desk" letting
- Flexible letting terms - Agree a tenancy based on your business needs (to be agreed with landlord)
- Currently 8 desks / work stations but flexibility with regards to layout and furniture
- Modern fitted kitchen with fridge freezer, dishwasher and microwave
- Cabling for broadband and telephone connections
- LARGE board room - great for board / team meetings / training sessions - you could hire out the room for this purpose
- Ample OFF ROAD PARKING within the courtyard and roads nearby for additional parking requirements
- Close to a number of other SME's and National firms in a light industrial area - great network of businesses nearby
- Within walking distance of the train station (19 min walk)





Are you a business owner looking for space to expand and grow? Maybe your current premises are a good size but you need a more modern environment to work in? Don't want to have to think about furniture and IT infrastructure before you move in - this really is a "plug and play" option where there will be minimal disruption to your business from the move.

Situated on the first floor of a large light industrial unit the main office space is decorated neutrally and currently configured for at least 8 desks in an Open plan format. The office is served by a modern fitted kitchen with built in appliances and two toilets.

For companies that value meeting space there is 30ft x 11ft meeting room - great for team meetings and training sessions - could also be "sub-let" as a meeting space for other companies to use.

This unit is available with some flexibility around terms, which are to be agreed with the landlord before occupation and on a full-repairing lease

Letchworth Garden City located adjacent to junction 9 of the A1(M) motorway, just north of London and the M25. The business centre is located in a prominent position on Works Road, in the heart of Letchworth's commercial area and business community, approximately half a mile from the town centre and main line Letchworth Garden City Station with train services running to London's King's Cross, plus further services to the north, via Peterborough and Cambridge.

Local amenities include Sainsbury's, Aldi, Lidl, Burger King, McDonald's, restaurants and hotels all within short walking distance.

First Floor Office: Approx 48' 0" x 26' 9" (14.63m x 8.15m)

Meeting Room: Approx 29' 9" x 11' 3" (9.07m x 3.43m)

Kitchen area: Approx 14' 3" x 4' 1" (4.34m x 1.24m)

Toilets: Approx 6' 8" x 4' 1" (2.03m x 1.24m)

Available beginning of September

Terms:

6 weeks deposit and 1st months rental upfront is required with the remaining rental paid monthly in advance.

Viewings:

By prior appointment through Leysbrook, telephone 01462 419329.

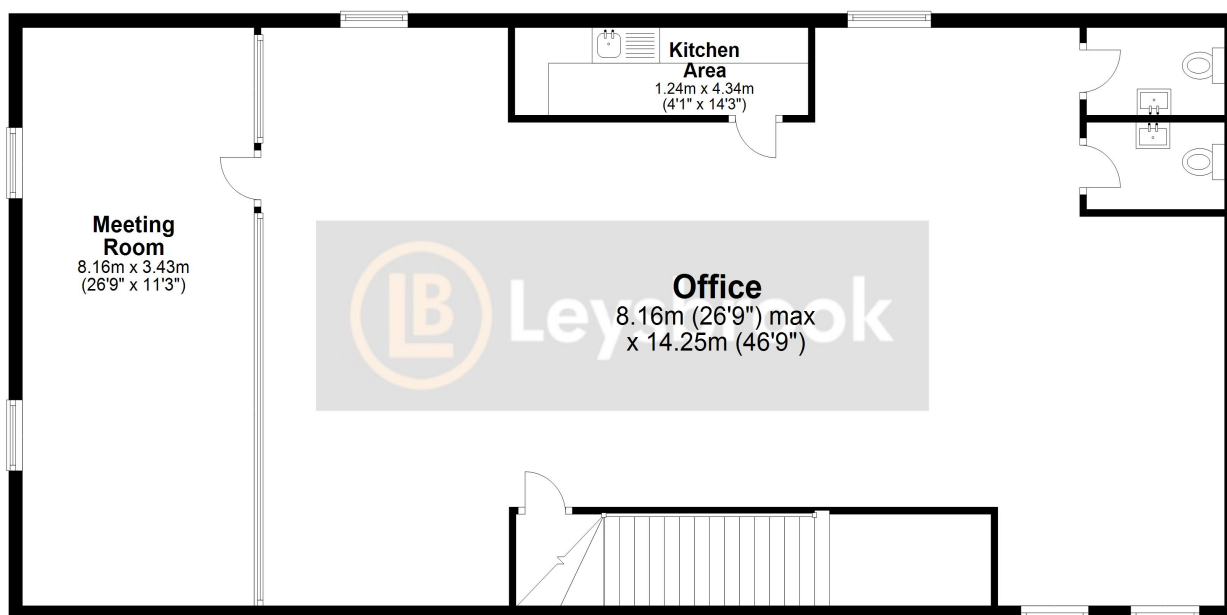
The particulars contained within this advert are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

Are You Looking For Great Office And Meeting Space For Your Company? | In A Smaller Property And Need To Expand And Grow | Opportunity to sub-let desk space | AVAILABLE beginning of September | Off road parking |



First Floor

Approx. 145.1 sq. metres (1561.3 sq. feet)



Total area: approx. 145.1 sq. metres (1561.3 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.