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Property Consultants: Commercial Agency:
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TO LET
MODERN SELF-CONTAINED OFFICES
1 Shaftesbury Industrial Estate, Icknield Way,
Letchworth
SG6 1HE



Approx. 273sq.ft. (25.98sq.m.) and 291sq.ft. (27.03sq.m.)

- **Own entrance door**
- **One parking space per suite**
- **High quality fit-out**
- **WC and kitchen facilities**

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A list of directors and chartered surveyors is available from the registered office.

Company Registration No. 3445835

1 SHAFTESBURY INDUSTRIAL ESTATE, LETCHWORTH SG6 1HE

LOCATION

The premises are located within Letchworth's industrial area and benefit from excellent communications. They are within easy reach of the A1 (M) to the west and approximately 17 miles north of the M25.

DESCRIPTION

Two separate first floor office suites, fitted to a high standard with full working kitchen areas and shower rooms with carpeting throughout.

There is one allocated parking space for each office suite.

ACCOMMODATION

Approximate internal floor areas are as follows:

Suite 1 -	273 sq.ft.	(25.98sq.m.)
Suite 2 -	291 sq.ft.	(27.03sq.m.)

RENT

£95 per room per week

TENURE

Available on new lease terms to be agreed.

EPC

The property has a current Energy Performance Certificate [EPC] with a rating at E which is valid until April 2031.

RATES

A new assessment will need to be carried out.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

All prices quoted will be subject to VAT.

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VIEWINGS

Strictly by appointment via the sole agents Cliftons on 01767 312131 or 01767 600111



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