

ROWAN HOUSE

AVENUE ONE | LETCHWORTH GARDEN CITY | HERTFORDSHIRE | SG6 2WW

FOR SALE

**Lambert
Smith
Hampton**



MODERN HIGH QUALITY OFFICES – 10,924 SQ FT / 1,014.9 SQ M

- SELF CONTAINED SITE
- 35 PARKING SPACES
- 8 PERSON PASSENGER LIFT
- FULL HEIGHT RECEPTION AREA



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LOCATION

Letchworth Business Park has established itself as the premier commercial location within Letchworth Garden City. The landscaped Business Park, covering 50 acres, incorporates many different business over varying sizes and also has the benefit of a leisure centre and a Sainsbury's superstore.

Letchworth town centre and mainline station, with frequent services to London Kings Cross, are within one mile, whilst junction 9 of the A1(M) is approximately 1.5 miles away giving motorway access to the M25 (22 miles), London (25 miles) and Stevenage (5 miles).

Airport facilities are available at Luton (11 miles) and Stansted (29 miles).

Rowan House is situated on Avenue One adjacent to the Royal Mail delivery office.

DESCRIPTION

Rowan House was built in 2000 and comprises over two floors with a central full height reception facility that is accessed from the rear car park. Balconies can be accessed from the east and north east side of the building. Currently each floor is arranged with a mixture of open plan and cellular offices, and benefits from:

- Suspended ceilings with recessed lighting
- Fully accessible raised floors
- Comfort cooling
- Kitchenette and shower facilities within each wing
- Double glazing
- On-site car parking
- First floor balconies



ACCOMMODATION (NIA)

Ground floor	5,227 sq ft	484.72 sq m
First floor	5,038 sq ft	468.06 sq m
Reception	659 sq ft	61.22 sq m
TOTAL	10,924 sq ft	1,014 sq m



LEGAL COSTS

Each party responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

The property has a rateable value of £104,000. Interested parties are advised to contact the Local Rating Authority for further information.

TERMS

The property is held on a 134 year lease from 25th March 2000 at a peppercorn rent.

Our client is looking to sell the long leasehold interest in the property.

VAT

All prices, premiums and purchase prices etc are quoted exclusive of VAT at the prevailing rate.

EPC

The building has an EPC rating of D-87.

A copy of the EPC certificate is available on request.

VIEWING AND FURTHER INFORMATION

Please contact the sole agents for further information.

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