



**Leading Edge Office Space To Let**  
**The Spirella Building,**  
**Letchworth Garden City, Hertfordshire**

## The Spirella Building.

A landmark building in the heart of Letchworth Garden City, offering leading edge office space, two minutes from railway station, 35 minutes from King's Cross.

## Location

Letchworth Garden City is located in north Hertfordshire, just 35 miles from London, 7 miles from Stevenage, 27 miles from Cambridge and 15 miles north-east of Luton.

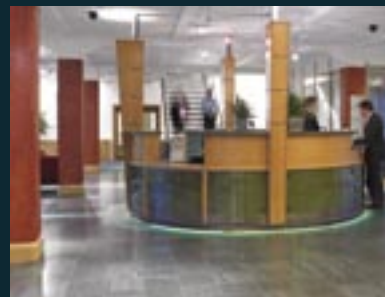
Letchworth Garden City benefits from excellent road links. In close proximity to the A1(M), providing a direct link to the M25. The A505 offers an east west connection, stretching from the M1 at Luton to the M11 south of Cambridge. These routes allow easy access to Luton and Stansted airports, with Heathrow under 50 miles away.

The Spirella Building is just two minutes walk from the railway station, with frequent fast train services to London King's Cross.

## Description

The award-winning Spirella Building is a multi-tenanted business complex in the centre of Letchworth Garden City. This landmark building offers the unique character of early 20th century architecture, combined with the state-of-the-art IT and communications infrastructure essential for the modern business environment.

Home to over 20 thriving businesses, The Spirella Building's prestigious surroundings makes it the perfect location for a corporate HQ or client facing branch office. With ample car parking, an on site café and fitness centre, the building caters just as well for staff as it does for visitors.



## Features

- Ample car parking and landscaped gardens
- Magnificent Spirella Ballroom available for conferences and other private hire functions
- Prestigious ground floor reception area with meeting rooms for exclusive use by tenants
- On site café with catering available for meetings and events
- Fitness Centre, open seven days a week with corporate membership available
- 24 hour office access, 365 days a year
- Reception service provided during normal office hours from Monday to Friday
- Site and building access control personalised swipe cards, CCTV surveillance system and round the clock security
- Lifts and stair access to upper levels
- Fully accessible raised floors, low glare category 2 lighting, heating and cool air systems



## IT Services

- Cat 5e cabling, Gigabit Ethernet with 10 Gigabit fibre network backbone
- Full support for legacy protocols; and technologies such as wireless networking
- Centrally managed integrated digital & VoIP telephony system
- Enterprise Class network security
- On site support personnel

**In addition to these core facilities, tenant businesses also have access to a portfolio of technology and business support services.**

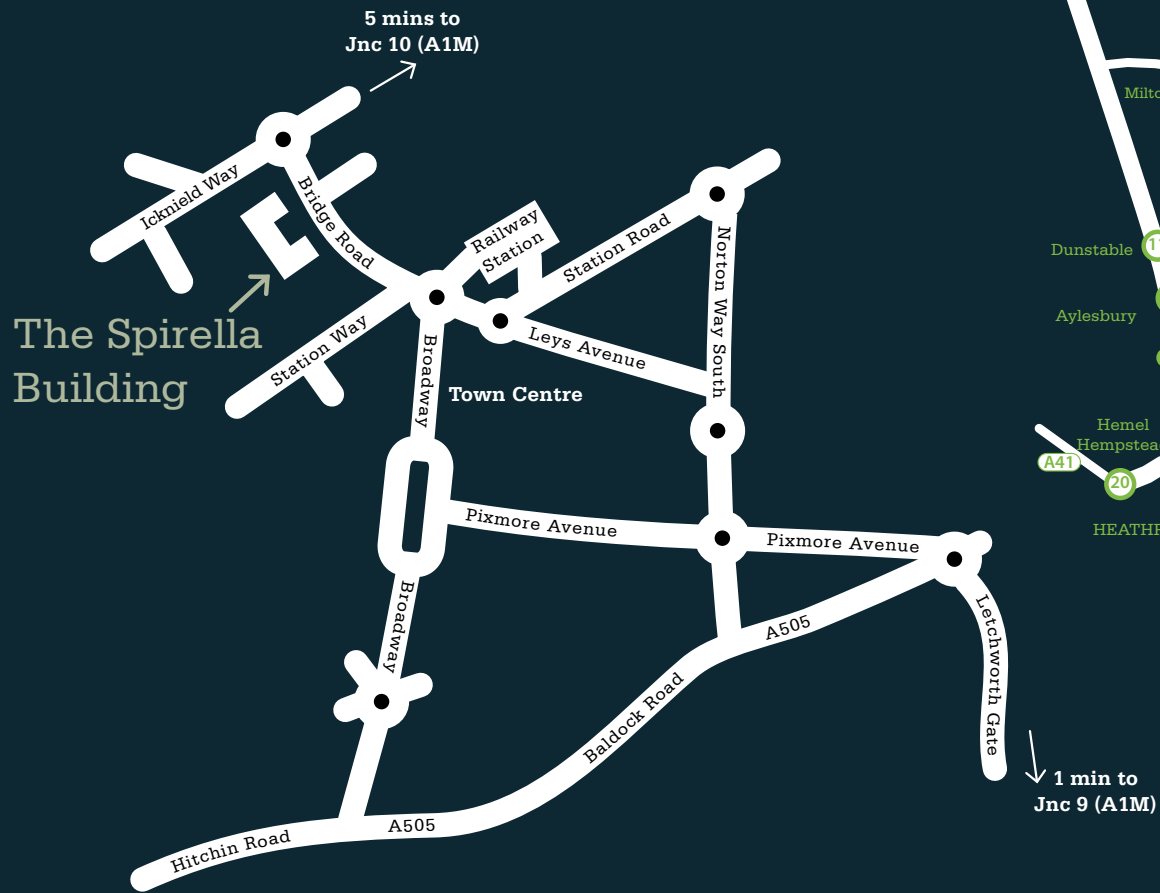
- Dedicated 20Mbit/s synchronous internet connection over multiple redundant connections for total reliability
- Fully managed multiple redundant routers and firewalls
- Internet and specialised WAN and point to point and SSL VPN solutions
- Fully transparent remote working solutions available (voice and data)
- Integrated advanced voicemail and auto-attending services
- Virtual workgroup servers with user account management
- Data backup, warehousing and server hosting (on and off site options)
- Managed hosting solutions for data driven websites, e-commerce systems and email servers

- **Landscaped gardens, ample parking**
- **Prestigious ballroom, meeting rooms and conference facilities**
- **On site café and fitness centre**
- **24 hour office access, 365 days a year**
- **Easy access to A1(M)**



## Terms

Competitive lease terms available.



For further information or to arrange a viewing contact:

**Letchworth Garden City Heritage Foundation, Suite 401, The Spirella Building, Bridge Road, Letchworth Garden City, Hertfordshire, SG6 4ET**

Tel: **01462 476047**

Email: **property@lgchf.com**



The Spirella Building is a property of Letchworth Garden City Heritage Foundation, an Industrial and Provident Society with charitable status. Registered No 28211R.

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The statements, measurements and floor areas contained in these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.