

**23 LEYS AVENUE
LETCHWORTH GARDEN CITY
SG6 3ED**

Gross Internal Area

	Sq Ft	Sq M
GROUND FLOOR	2092	194.35
Total	2092	194.35

Net Internal Area

	Sq Ft	Sq M
GROUND FLOOR	1925	178.83
Total	1925	178.83

Zoned Internal Area - Ground Floor

	Sq Ft	Sq M
Zone A	542	50.35
Zone B	652	60.57
Zone C	582	54.07
Remainder	149	13.84
Total	1925	178.83

Frontages

	ft	m
Net Frontage	16'	4.77
Gross Frontage	29'6"	8.99



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13-Dec-23

Remainder

Bin Store

25'9" x 11'9"
7.85 x 3.58m

Zone C

45'6" x 33'
13.87 x 10.06m

Zone B

Zone A

Net Frontage - 16' - 4.77m
Gross Frontage - 29'6" - 8.99m

GROUND FLOOR

Property Details:

23 LEYS AVENUE
LETCWORTH GARDEN CITY
SG6 3ED



Surveyed and Drawn By:

BKR

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APPROX. NET INTERNAL AREA *
1925 Ft² - 178.83 M²

APPROX. GROSS INTERNAL AREA *
2092 Ft² - 194.35 M²

SCALE - 1:100 @ A4

REFERENCE NUMBER :105454

Plans Drawn: 12.12.2023