

**W.H. SMITH
21 LEYS AVENUE
GARDEN SQUARE SHOPPING CENTRE
LETCHWORTH
SG6 3DL**

Gross Internal Area

	Sq Ft	Sq M
GROUND FLOOR	2975	276.38
FIRST FLOOR	912	84.72
Total	3887	361.10

Net Internal Area

	Sq Ft	Sq M
GROUND FLOOR	2754	255.85
FIRST FLOOR	558	51.84
Total	3312	307.68

Zoned Internal Area - Ground Floor

	Sq Ft	Sq M
Zone A	631	58.62
Zone B	540	50.17
Zone C	609	56.58
Remainder	974	90.48
Total	2754	255.85

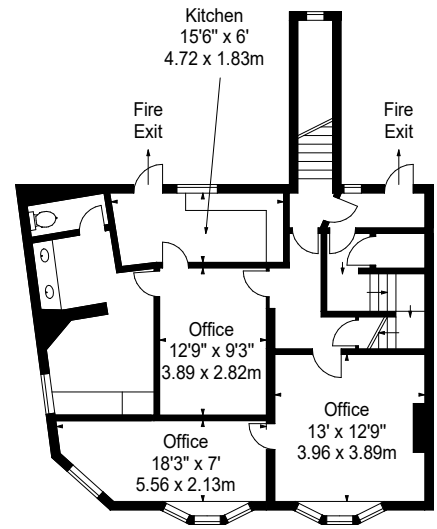
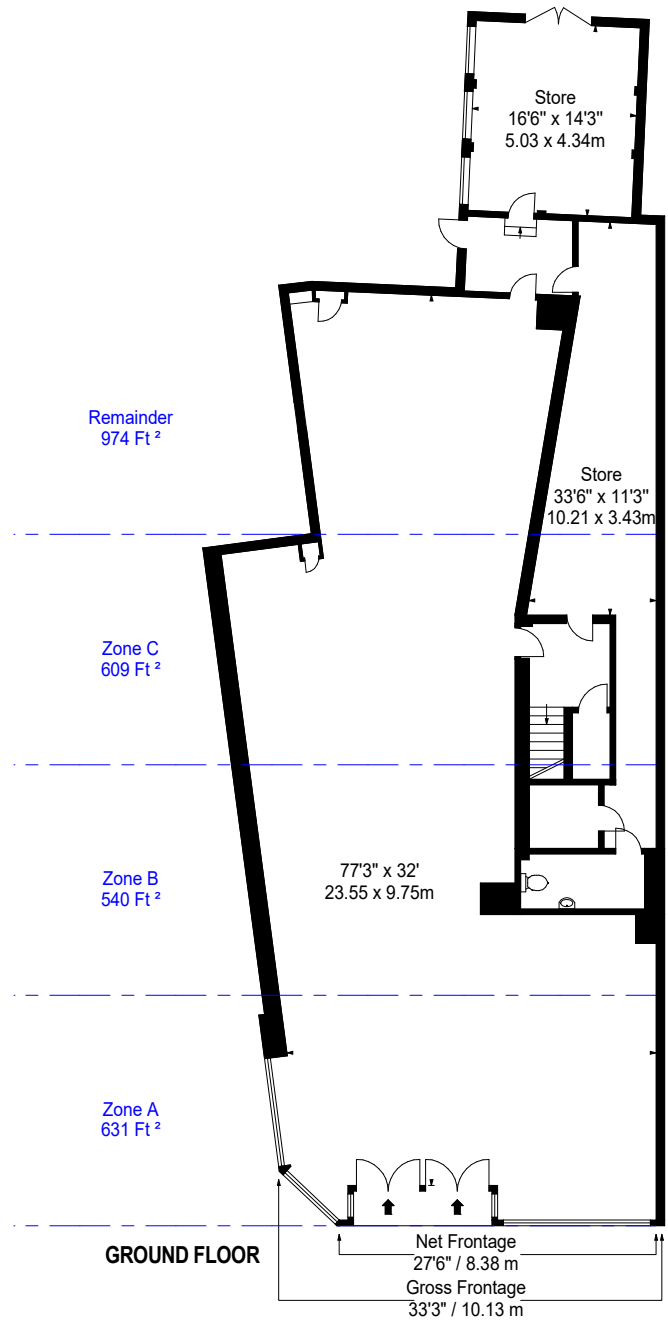
Frontages

	ft	m
Net Frontage	27'6"	8.38
Gross Frontage	33'3"	10.13



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6-Dec-24



FIRST FLOOR

APPROX. GROSS INTERNAL AREA *
3887 Ft² - 361.10 M²

APPROX. NET INTERNAL AREA *
3312 Ft² - 307.68 M²

Property Details:

WH SMITHS
GARDEN SQUARE SHOPPING CENTRE
LETCWORTH
SG6 3DL



Surveyed and Drawn By:



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SCALE - 1:200 @ A4

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