

**EASTCHEAP HOUSE
1 CENTRAL APPROACH
LETCWORTH GARDEN CITY
HERTFORDSHIRE
SG6 3DL**

Whole Building Area

	Sq Ft	Sq M
GROUND FLOOR	2266	210.51
FIRST FLOOR	3664	340.39
SECOND FLOOR	3731	346.61
Total	9661	897.51

ENEMY OF BOREDOM

Gross Internal Area

	Sq Ft	Sq M
FIRST FLOOR	1848	171.68
SECOND FLOOR	1706	158.49
Total	3554	330.17

Net Internal Area

	Sq Ft	Sq M
FIRST FLOOR	1848	171.68
SECOND FLOOR	1706	158.49
Total	3554	330.17

MANAGEMENT OFFICES

Gross Internal Area

	Sq Ft	Sq M
SECOND FLOOR	1271	118.08
Total	1271	118.08


Net Internal Area

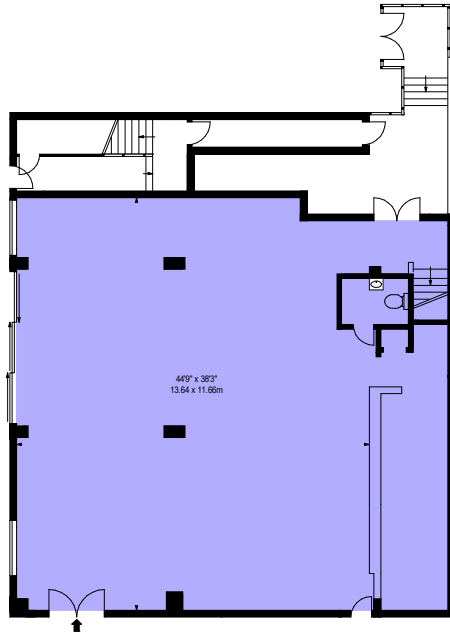
	Sq Ft	Sq M
SECOND FLOOR	1271	118.08
Total	1271	118.08

TURQUOISE HOUSE RESTAURANT

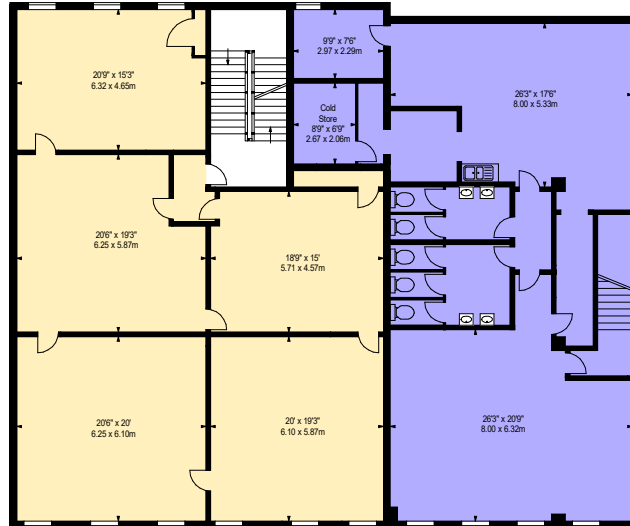
Gross Internal Area

	Sq Ft	Sq M
GROUND FLOOR	2052	190.63
FIRST FLOOR	1592	147.90

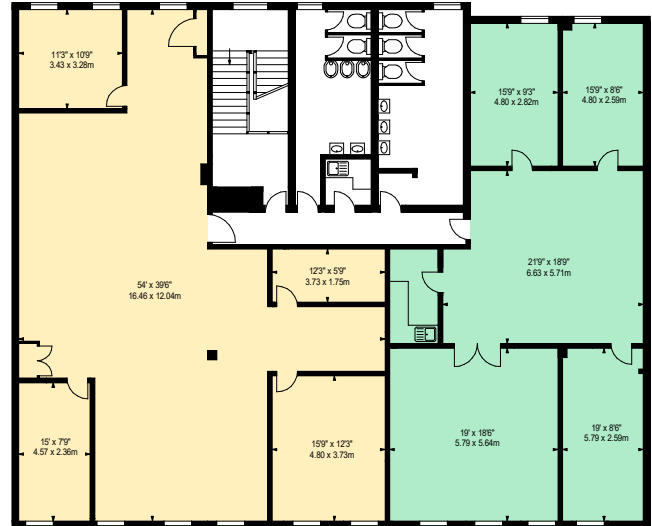
Total	3644	338.53
Net Internal Area		
	Sq Ft	Sq M
GROUND FLOOR	1961	182.18
FIRST FLOOR	1225	113.80
Total	3186	295.98
Zoned Internal Area - Ground Floor		
	Sq Ft	Sq M
Zone A	926	86.03
Zone B	853	79.24
Zone C	182	16.91
Total	1961	182.18
Frontages		
	ft	m
Net Frontage A	46'9"	14.25
Gross Frontage A	48'3"	14.71
Net Frontage B	44'9"	13.64
Gross Frontage B	46'3"	14.10
		
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16-Apr-26		



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

- Turquoise House Restaurant
- Enemy of Boredom
- Management Offices

APPROX. GROSS INTERNAL AREA *
 9661 Ft² - 897.51 M²
 (Whole Building)

Property Details: EASTCHEAP HOUSE 1 CENTRAL APPROACH LETCWORTH GARDEN CITY HERTFORDSHIRE SG6 3DL
SCALE - 1:250 @ A4
REFERENCE NUMBER : 107422
Plans Drawn: 16.04.2026

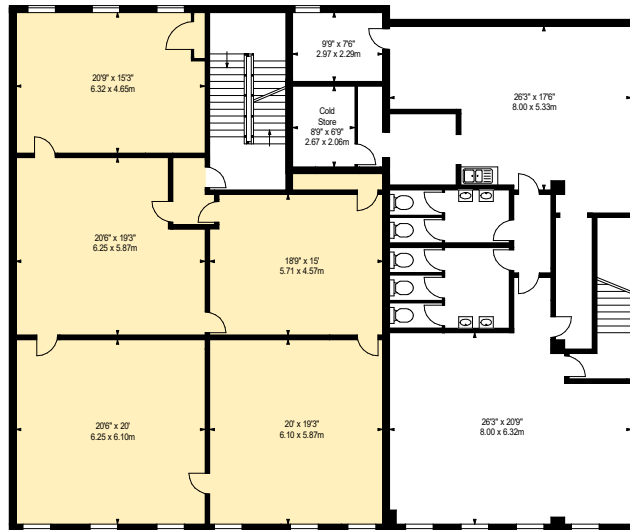
Surveyed and Drawn By:



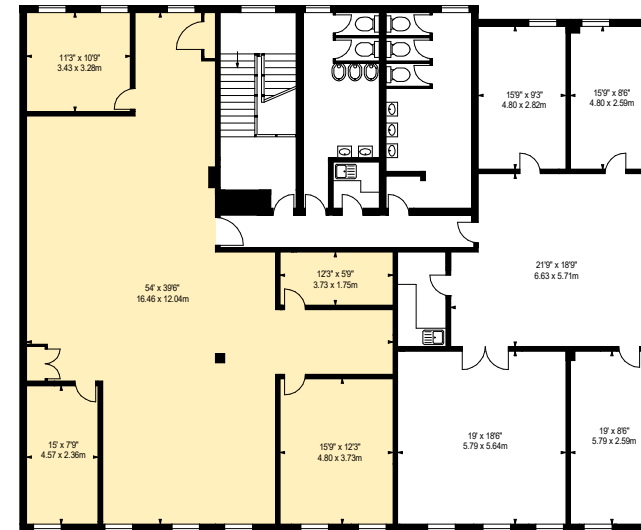
Hideaway Work Space
 1 Empire Mews
 London
 SW16 2BF

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FIRST FLOOR



SECOND FLOOR

 - Enemy of Boredom

APPROX. GROSS INTERNAL AREA *
3554 Ft² - 330.17 M²

Property Details:
ENEMY OF BOREDOM
1 CENTRAL APPROACH
LETCWORTH GARDEN CITY
HERTFORDSHIRE
SG6 3DL

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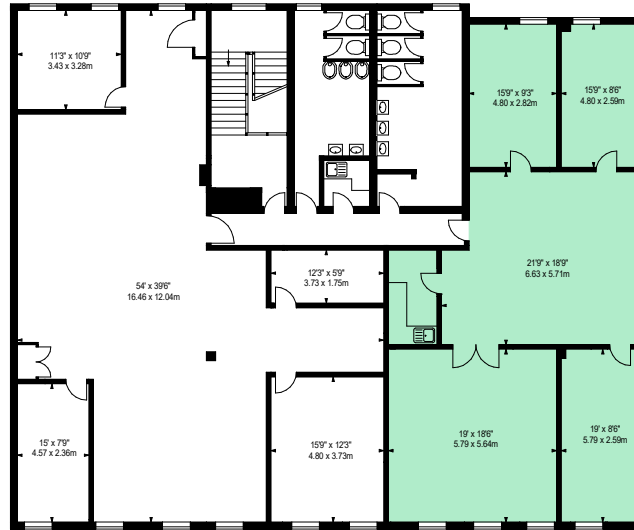
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SECOND FLOOR

 - Management Office

APPROX. GROSS INTERNAL AREA *
1271 Ft² - 118.08 M²

Property Details:

**MANAGEMENT OFFICE
1 CENTRAL APPROACH
LETCWORTH GARDEN CITY
HERTFORDSHIRE
SG6 3DL**

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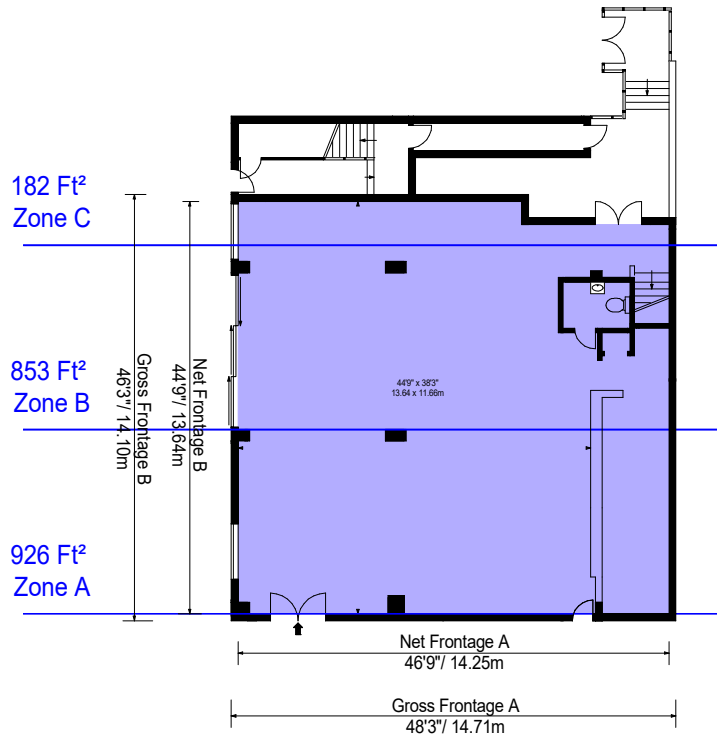
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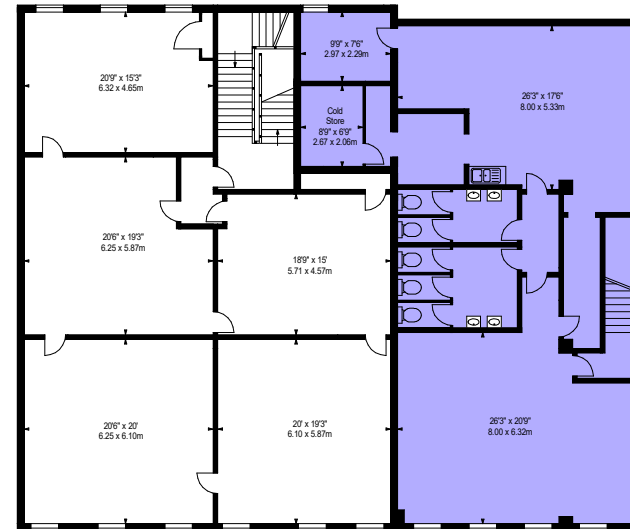
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GROUND FLOOR



FIRST FLOOR

 - Turquoise House Restaurant

APPROX. GROSS INTERNAL AREA *
3644 Ft² - 338.53 M²

Property Details: RESTAURANT 1 CENTRAL APPROACH LETCWORTH GARDEN CITY HERTFORDSHIRE SG6 3DL	Surveyed and Drawn By:  Hideaway Work Space 1 Empire Mews London SW16 2BF
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