

**8 CENTRAL APPROACH
LETCHWORTH
HERTFORDSHIRE
SG6 3DL**

Gross Internal Area

	Sq Ft	Sq M
GROUND FLOOR	786	73.02
FIRST FLOOR	394	36.60
Total	1180	109.62

Net Internal Area

	Sq Ft	Sq M
GROUND FLOOR	734	68.19
FIRST FLOOR	294	27.31
Total	1028	95.50

Zoned Internal Area - Ground Floor

	Sq Ft	Sq M
Zone A	335	31.12
Zone B	326	30.29
Zone C	73	6.78
Total	734	68.19

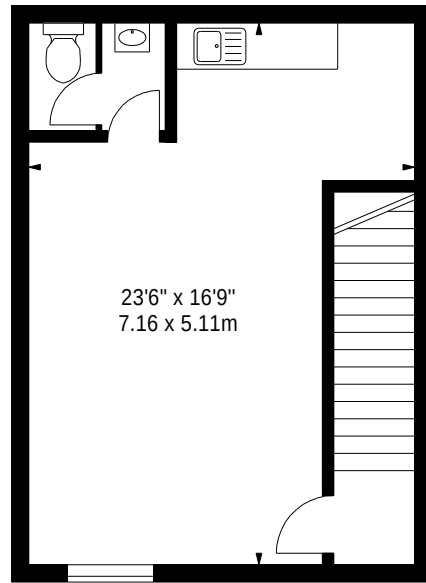
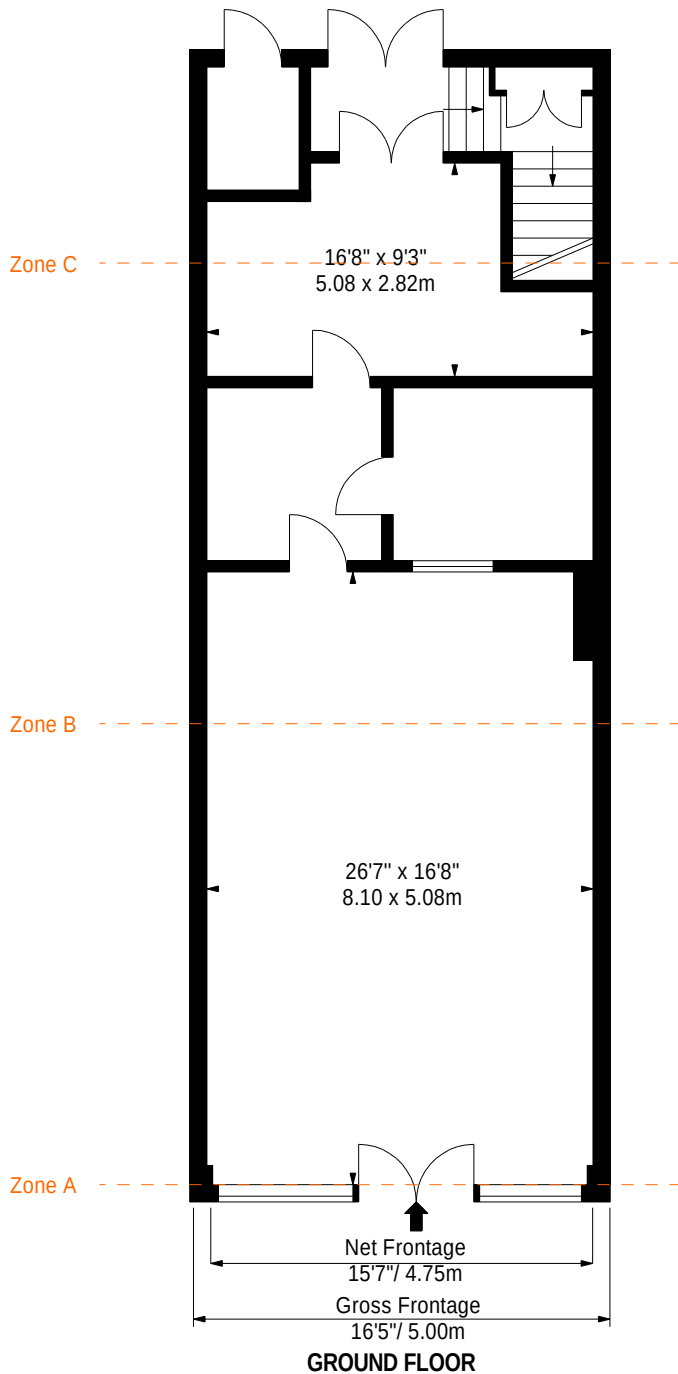
Frontages

	ft	m
Net Frontage	15'7"	4.75
Gross Frontage	16'5"	5.00



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11-Jul-25



APPROX. GROSS INTERNAL AREA *
1180 Ft² - 109.62 M²
APPROX. NET INTERNAL AREA *
1028 Ft² - 95.50 M²

Property Details:

**8 CENTRAL APPROACH
LETCWORTH
HERTFORDSHIRE
SG6 3DL**

SCALE - 1:100 @ A4

REFERENCE NUMBER : 107253

Plans Drawn: 11.07.2025

Surveyed and Drawn By:



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