

## UNIT 17 BUSINESS CENTRE WEST

Avenue One  
Letchworth Garden City  
Hertfordshire  
SG6 2HB



# TO LET.

**STORAGE/INDUSTRIAL UNIT**

1,190 sq ft (110.55 sq m)



T: 01438 794586

[www.browndlee.com](http://www.browndlee.com)

**Location:**

Letchworth Business Park has established itself as the premier commercial location of Letchworth Garden City.

The landscaped Business Park, covering 50 acres, incorporates many different businesses of varying sizes and also has the benefit of a Leisure Centre and a Sainsburys superstore.

Letchworth town centre and mainline station, with frequent services to King's Cross, are within a mile whilst junction 9 of the A1(M) is approximately 1.5 miles away giving motorway access to the M25 (22 miles), London (25 miles) and Stevenage (5 miles).

**Description:**

The development comprises of terraced units located on an established Business Park. Each providing principally clear accommodation with loading doors and forecourt parking. All units have access to shared WC facilities via rear personal doors.

Concertina loading doors circa 3.5m (11'4") high x 2.11m (6'9") wide.  
Gas supply and radiant heater to each unit

**Accommodation:**

**Unit 17**

Warehouse	1,190 sq ft	110.55 sq m
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**Tenure**

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

**Rental**

£13,100 per annum, exclusive

**Service Charge**

£4,836.14 per annum, exclusive

**Rates**

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £10,500.

The UBR for 2023/24 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

**Energy Performance Certificate (EPC)**

A copy of the EPC is available upon request.

**VAT**

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

**Important**

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.



**For further information please contact: Halli Rutter**

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Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

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