

**UNIT 16 SHAFTESBURY INDUSTRIAL ESTATE**

Icknield Way  
Letchworth Garden City  
Hertfordshire  
SG6 1HE



**TO LET.**

**PRODUCTION/STORAGE UNIT WITH SECURE YARD AREA**

5,824 SQ FT (541 SQ M)



**For further information please contact: Viv Spearing**

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## Location

Letchworth Garden City is situated in North Hertfordshire adjacent to junction 9 of the A1(M). To the south, the M25 provides access to the national motorway network, and to the north the A14 connects to M1/M6 and east coast ports. Letchworth railway station provides direct services to London Kings Cross approximately 40 minutes. The airports at both Luton and Stansted are within 20 minutes and 40 minutes driving time respectively whilst Heathrow and Gatwick are accessible via the M25.

## Description

Situated towards the rear of the estate, the property offers detached accommodation spread over two floors and benefits from a large secure yard. Both floors provide principally clear production/storage accommodation with some offices and toilet facilities.

## Accommodation

The ground floor accommodation provides mainly open plan workshop/office area with some offices and kitchen facilities. There are two WC facilities located on the ground floor with ground floor shutter access to the yard area. The first floor can be used for office/production area and has double loading door access to the rear yard area.

## Ground Floor

Ground Floor	2,916 sq ft	720.9 sq m
First Floor	2,908 sq ft	278.1 sq m

## Total

Total net useable area	5,824 sq ft	541 sq m
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## Features

- Secure yard area.
- Heater to warehouse.
- Lighting.
- Single glazed windows.
- Height to underside 3.1m (10ft 1").
- WC facilities to ground and first floor.
- Kitchen areas to ground and first floor.
- Manual roller shutter door 3.4m x 2.6m (11ft 1" x 8ft 5").
- Three phase power
- Gas supply not connected.
- New roof installed in 2020

## Tenure

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

## Rental

£49,000 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 £22,250. 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. The current rating is D-84. Certificate number: 9820-5389-8219-1247-3034.

## 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.





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| Ref no: 14349E

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.

