

# 17 BUSINESS CENTRE WEST

Avenue One, Letchworth Garden City,  
Hertfordshire, SG6 2HB



**REFURBISHED  
STORAGE/INDUSTRIAL UNIT**

**1,190 sq ft (110.5 sq m)**

**TO LET**

**Brown & Lee**  
Chartered Surveyors

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**PAI**  
Commercial  
Property Network  
[www.paiuk.com](http://www.paiuk.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.

## Accommodation

Total gross internal area 1,190 sq ft (110.5 sq m).

## Features

- Single phase power
- Shared WC facilities
- Forecourt parking and loading
- Lighting
- Concertina loading door 3.4 m high X 2.5 m wide
- Minimum height 3.71 m (12'1")
- Radiant heater
- Gas supply

## Rental

The unit is available on a new full repairing and insuring lease for a term to be agreed at a rental of £12,850 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 for the unit is £5,600. The UBR for 2020/21 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.

## Service Charge

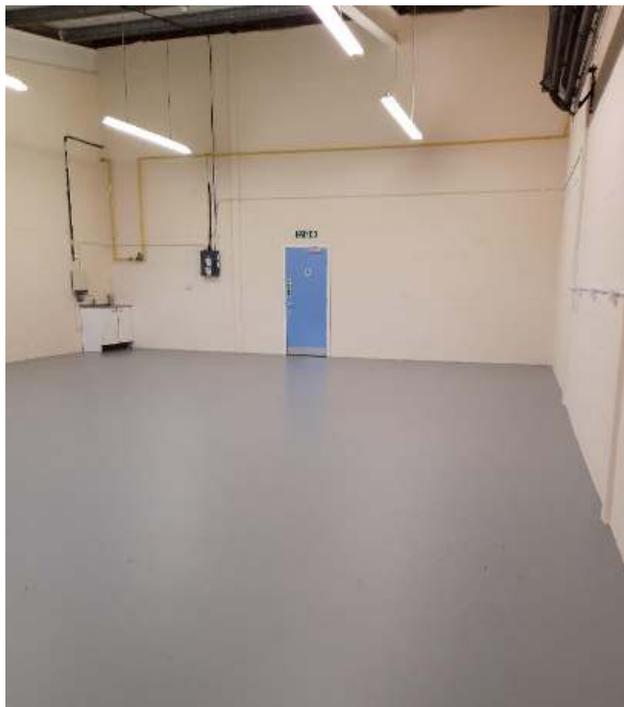
The current service charge is £4,164.47 plus VAT.

## Energy Performance Certificate (EPC)

The Energy Performance Asset Rating is C-66. Ref no: 0740-4932-0312-5051-4084. 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.



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



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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

