

# UNIT 8 ASCOT INDUSTRIAL ESTATE

Icknield Way, Letchworth Garden City, Hertfordshire,  
SG6 1TD



## LIGHT INDUSTRIAL/WAREHOUSE UNIT

2,057 sq ft (191.16 sq m)

PLUS FIRST FLOOR MEZZANINE OF APPROX. 940 SQ FT (87.34 SQ M)

**TO LET**

**Brown&Lee**  
Chartered Surveyors

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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 A1 connects to the M1, M6 and east coast ports. The mainline railway station provides direct services to London King's Cross (approximately 35 minutes).

The subject property is located off Icknield Way just behind the Seat Garage.

## Description

The property is a end-terrace unit and forms part of a small estate of 12 industrial/warehouse units, offering principally clear production/warehouse space. Forecourt provides good loading and parking facilities.

## Accommodation

The property provides accommodation at ground floor and a mezzanine office at first floor. The ground floor comprising of production/warehouse space with office and toilet facilities.

There is forecourt parking and loading to the front of the property.

### Ground Floor

Warehouse/industrial	2,057 sq ft	191.16 sq m
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### First Floor

Mezzanine office	940 sq ft	87.34 sq m
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### Total

Total gross internal floor area	2,997 sq ft	278.50 sq m
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## Features

- Three phase power supply
- Minimum eaves 5.07 m (16'6")
- Maximum eaves 6.66 m (21'6")
- Up and over shutter door 3.62 (11'8") wide x 4.52 m (14'8") high
- WC facilities
- Loading/unloading forecourt area
- Parking
- Mezzanine first floor office
- Security bars to windows
- End of terrace

## Tenure

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

## Rent

£28,000 per annum, exclusive.

## Service Charge

There is an annual service charge payable. The figure for the current year is £2,243.06 plus VAT.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £10,250. for the whole property. The UBR for 2022/23 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 on 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.

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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**

