



 **TO BE SUBSTANTIALLY
REFURBISHED**

 Three phase power (100A)
and gas supply

 Roller shutter access

 Offices at both ground
and first floor

 Dedicated car parking spaces

 Kitchen facility

UNITS 1 & 4 PROTEA WAY HERTFORDSHIRE SG6 1JT

Available To Let
Warehouse/Production Units
8,324 - 13,574 sq ft (773.3 - 1,261 sq m)

Unit 1 Protea Way

Pixmore Avenue, Letchworth Garden City, Hertfordshire, SG6 1JT



Description

Built in the mid-80s detached industrial/warehouse unit offering principally clear production/warehouse space. A self-contained forecourt provides good loading and parking facilities.

Features

- Three phase power and gas supply
- Max eaves height approx. 7.7m (25'2")
- Min eaves height approx. 6.4m (20'9")
- Offices at both ground and first floor with carpeting and gas central heating
- Forecourt parking with good loading facilities (rear loading and 2 loading doors)
- Space heating to warehouse
- 2 x electrically operated roller shutter doors 6.00m wide x 5m high (19' wide x 16' high)

Rent

£156,000 per annum, exclusive.
Payable quarterly in advance on the usual quarter days.

Tenure

The property is available on a new lease for a term to be agreed.

Current Rateable Value

£52,000

EPC

A copy of the EPC is available upon request.

Accommodation



Ground Floor

Production/warehouse	1,013.9 sq m	10,914 sq ft
Office	125.5 sq m	1,351 sq ft

First Floor

Office	121.6 sq m	1,309 sq ft
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Total

Total gross area	1,261 sq m	13,574 sq ft
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Unit 4 Protea Way

Pixmore Avenue, Letchworth Garden City, Hertfordshire, SG6 1JT



Description

Built in the mid-80s the property forms part of a small terrace of industrial/warehouse units offering principally clear production/warehouse space. A self-contained forecourt provides good loading and parking facilities.

Features

- Three phase power (100A) and gas supply
- Loading door approximately 16'6" high (5 m) x 19' 6" wide (5.9m)
- Offices at both ground and first floor
- Forecourt parking with good loading facilities – approx. 23 car spaces
- Kitchen facility
- Min eaves 6.05m (19'8")
- Max eaves 7.5m (24'6")

Rent

£112,500 per annum exclusive.
Payable quarterly in advance on the usual quarter days.

Tenure

The property is available on a new lease for a term to be agreed.

Current Rateable Value

£33,750

EPC

A copy of the EPC is available upon request.

Accommodation



Ground Floor

Production/warehouse	635.8 sq m	6,844 sq ft
Office	70.7 sq m	761 sq ft

First Floor

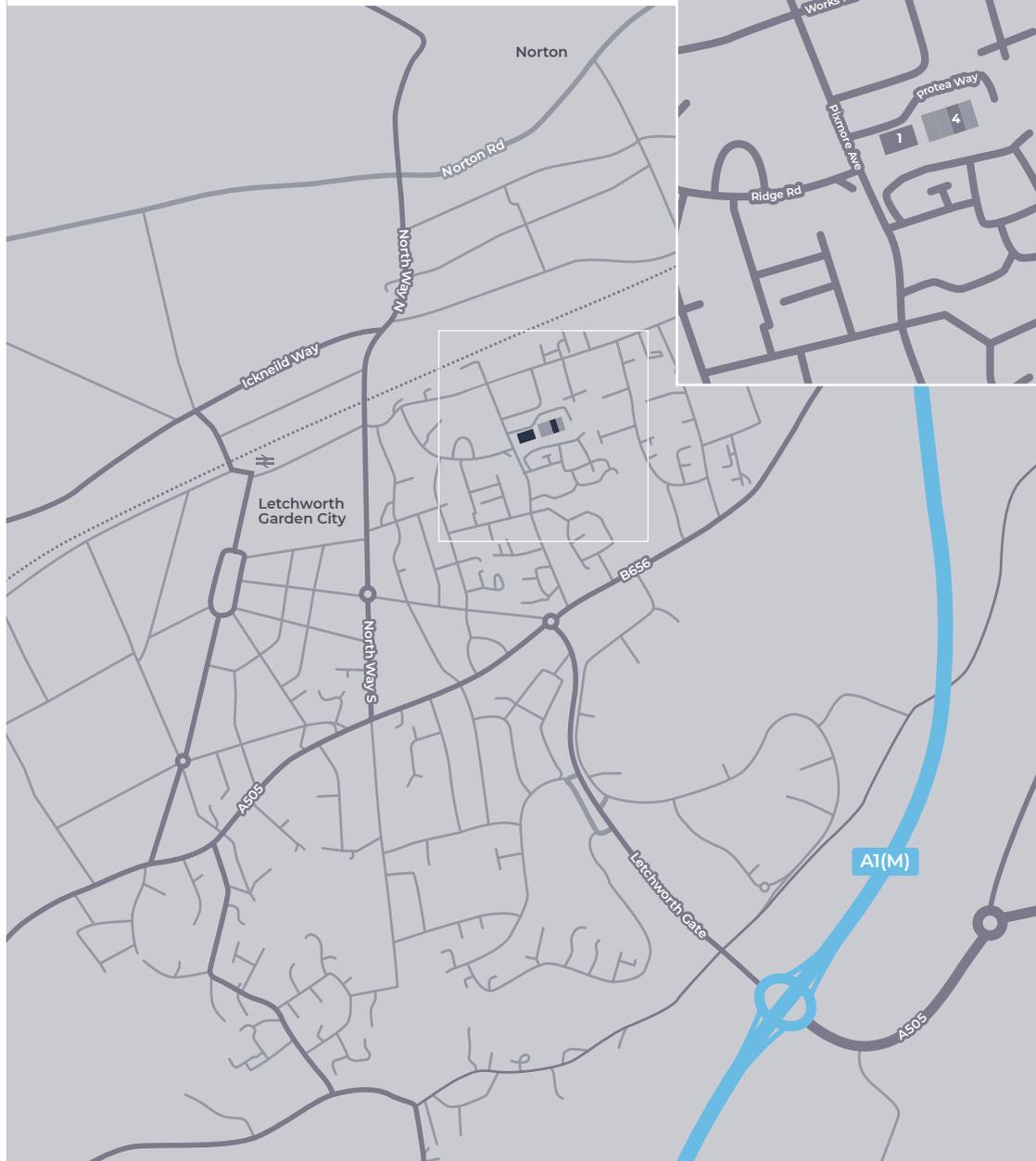
Office	66.8 sq m	719 sq ft
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Total

Total gross area	773.3 sq m	8,324 sq ft
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SG6 1JT



Units 1 & 4 Protea Way

Pixmore Avenue, Letchworth Garden City, Hertfordshire, SG6 1JT

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

Protea Way is located off Pixmore Avenue and is approached via the A505 Baldock Road.

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.

Energy Performance Certificate (EPC)

The Energy Performance Asset Rating is D-79. A copy of the EPC is available upon request.

Undergoing substantial refurbishment

The refurbishment will consist of new LED lighting, new GRP warehouse roof lights, new WC facilities, EV charging points, full redecoration throughout, new flooring and ceiling tiles to the offices.

Brown & Lee

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