

2B DUNHAMS LANE

Letchworth Garden City,
Hertfordshire, SG6 1BE



**MODERN WAREHOUSE/
PRODUCTION UNIT**

20,309 sq ft (1,886.7 sq m)

TO LET

Brown&Lee
Chartered Surveyors

T: 01438 316655
W: www.brownandlee.com



Location

The property is located on the Letchworth Business Park close to the junction with First Avenue and approximately one mile from the A1(M) junction 9 and one mile from the town centre with railway services to London King's Cross approximately 30 minutes.

The M25 (junction 23) is approximately 20 miles to the south and A14 with connections to the M1, M6 and east coast ports is approximately 28 miles to the north.

Description

The property forms one half of a self-contained detached unit with its own dedicated loading area together with good quality offices.

Access to the offices will be shared with the owner together with lift and toilet facilities.

Accommodation

Ground Floor

Offices	1,336 sq ft	124.1 sq m
Warehouse/production	17,502 sq ft	1,625.9 sq m

First Floor

Offices	1,471 sq ft	136.6 sq m
---------	-------------	------------

Total

Total gross internal floor area	20,309 sq ft	1,886.7 sq m
---------------------------------	--------------	--------------

Features

- Three phase power and gas supply
- Electrically operated overhead roller shutter loading door approximately 13'8" high x 11'8" (4.18 m x 3.58 m)
- Good quality offices with carpet tiles, window blinds and suspended ceilings
- Offices with gas fired heating (radiators)
- Maximum eaves height approximately 25'8" (7.8 m)
- Shared entrance and toilet facilities
- Dedicated loading area
- Parking for approx. 21 cars

Tenure

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

Rental

£225,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £90,000. 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)

The Energy Performance Asset Rating is C-55. A copy of the EPC is available on request.

Service Charge

There is a service charge to cover the cost of the common shared parts and the external common parts which is approx. £9,700 plus vat for the current period.

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.

Brown & Lee
Chartered Surveyors

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

T: 01438 794595

E: viv.spearing@brownandlee.com

M: 07970 819375

W: www.brownandlee.com

Brown & Lee Commercial Surveyors LLP 15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref: 10566

In association with: Brown & Lee Aylesbury, Milton Keynes & Bedford

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

