



1 LACRE WAY

Letchworth Garden City
Hertfordshire
SG6 1NR



TO LET.

WORKSHOP/STORAGE/PRODUCTION UNIT

653 sq ft (60.6 sq m)



T: 01438 794586

www.brownandlee.com

Location:

Letchworth Garden City is located in North Herts close to the Bedfordshire border and 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. Letchworth railway station provides regular services some nonstop to London King’s Cross (approximately 35 minutes).

Lacre Way is situated in the town’s principle commercial and industrial area off Works Road located close to the town centre and public transport.

Description:

The property is located fronting onto Works Road and is brick built with double loading doors. The property comprises of workshop/storage/production accommodation.

Accommodation:

Gross internal area	653 sq ft	60.6 sq m
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Features

- WC facility
- Single phase power
- 2 car parking spaces
- Double doors width 2.01 m (6’5”) x height 2.77 m (9’)
- Maximum eaves height 4.91 m (16’1”)

Tenure

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

Rental

£9,750 per annum, exclusive.

Service Charge

The cost for the service charge for the current year is £1,215.43 plus VAT.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £7,300. 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.

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.



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 Property Consultants LLP

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1

Ref no: 9368

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.

