



**2 LACRE WAY**

Letchworth Garden City  
Hertfordshire  
SG6 1NR



**TO LET.**

**LIGHT INDUSTRIAL/WAREHOUSE UNIT**

1,162 sq ft (107.97 sq m)



T: 01438 794586

[www.brownandlee.com](http://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 principal commercial and industrial area off Works Road located close to the town centre and public transport.

#### Description:

The development comprises of terraced industrial units located on an established industrial estate. The property is an end of terrace unit and provides clear accommodation with kitchen and WC facilities. Loading and parking facilities are provided immediately outside the unit.

#### Accommodation:

Gross Internal area approximately 1,162 sq ft (107.97 sq m)

#### Features

- Three phase power supply (to be confirmed)
- Gas supply (capped off at present)
- Loading and parking
- Up and over roller shutter door 3.01 m (9'8") high x 2.43 m (7'9") wide
- Minimum eaves height – 3.17 m
- Maximum eaves height – 5.91 m
- Kitchen facility
- WC facilities

#### Tenure

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

#### Rental

£17,500 per annum, exclusive.

#### Service Charge

There is a service charge within the lease. The current amount is £2,071.21 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 £12,000. 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**

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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.

