



**22 JUBILEE TRADE CENTRE**

Jubilee Road  
Letchworth Garden City  
Hertfordshire  
SG6 1SP



**FOR SALE (LONG LEASEHOLD)**

**INDUSTRIAL/PRODUCTION/STORAGE UNIT**

2,664 sq ft (247.4 sq m)



T: 01438 316655

[www.brownandlee.com](http://www.brownandlee.com)

#### 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.

Letchworth railway station provides direct services to London King's Cross (approximately 35 minutes). The airports of both Luton and Stansted are within approximately 20 minutes and 40 minutes driving time respectively whilst Heathrow and Gatwick are accessible via the M25. The property is located towards the northern end of Jubilee Road on the Western side, located in the middle of a terrace.

#### Description:

Situated within the town's principal industrial and commercial area and approximately  $\frac{3}{8}$  of a mile from the town centre, the property provides 'L' shaped warehouse/production/storage space with dock level loading and parking facilities.

#### Accommodation:

Production/storage	2,664 sq ft	247.4 sq m
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#### Features

- Three phase power and gas supply
- Office area
- Radiant heater to warehouse
- Concertina dock level loading door 2.48m (8'1") x 2.19m (7'1")
- 2x WC facilities
- Kitchen area
- Lighting
- Height 4.3m

#### Price

£325,000 long leasehold

The lease is dated 10th August 1984 for a term of 125 years on peppercorn rent. There is a management service charge of approximately £112 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 £17,500. 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)

The EPC asset rating is E-120. Certificate number 6917-9360-0899-0478-9827

#### 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.

#### Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for money laundering purposes. Registration is a legal requirement to sell property. Intending purchasers will be asked to provide identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.



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