



7 & 7A BUSINESS CENTRE EAST

Fifth Avenue
Letchworth Garden City
Hertfordshire
SG6 2HB



TO LET.

INDUSTRIAL/WAREHOUSE/OFFICE UNITS

1,739 sq ft - 3,571 sq ft

161.5 sq m - 331.7 sq m



T: 01438 316655

www.brownandlee.com

Location:

Letchworth Business Park has established itself as the premier commercial location within Letchworth Garden City. The landscaped Business Park, covering over 50 acres, incorporates many different businesses of varying sizes and also has the benefit of a Leisure Centre and a Sainsburys superstore.

Letchworth Town Centre and mainline Station (with frequent services to London King's Cross) are within a mile whilst junction 9 of the A1(M) is approximately 1.5 miles away giving motorway access to the M25 (22 miles), London (25 miles) and Stevenage (5 miles).

Description:

Unit 7 is located on the ground floor and unit 7 benefits from office space at first floor. The ground floor space offers predominantly warehouse/production accommodation. Can be let individually or combined.

Accommodation:

Unit 7

Ground floor net internal	1,739 sq ft	161.5 sq m
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Unit 7A

First floor net internal	1,832 sq ft	170.2 sq m
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Total

Total net useable area	3,571 sq ft	331.7 sq m
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Unit 7

- Shared WC facility
- Door entry system
- Gas supply
- Air conditioning
- Concertina folding door 3.33m x 2.54m (10'9" x 8'3")
- Secure yard area
- Maximum height 2.95m (9'6")
- Height to roof truss 2.59m (8'5")

Unit 7 A

- Door entry system
- Gas central heating to radiators
- Suspended ceiling
- WC with 1 disabled toilet
- Kitchen area
- Access to lift
- Shared reception
- Parking

Rental

Unit 7 - £15,650 per annum, exclusive.

Unit 7A - £16,450 per annum, exclusive

The lease is available for a term certain until June 2024 at which point there will be a landlord's rolling redevelopment break clause.

Service Charge

Unit 7 - £15,807.50 per annum, exclusive.

Unit 7A - £16,892.59 per annum, exclusive

The service charge includes gas/electricity/water charges.

Rates

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



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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.

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