



RUSSELL HOUSE

Icknield Way
Letchworth Garden City
Hertfordshire
SG6 1EL



TO LET/MAY SELL

MODERN DETACHED SELF-CONTAIN INDUSTRIAL/WAREHOUSE UNIT WITH FIRST FLOOR OFFICES
10,128 sq ft (941 sq m)



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www.brownandlee.com

Location:

Icknield Way is situated within the town's principle commercial and business area and approximately ⅓ of a mile from the town centre and mainline railway station with services to London King's Cross approximately 35 minutes.

The M25 junction 23 is approximately 25 miles to the south and the A14 with connections to the M1, M6 and east coast ports is approximately 28 miles to the north.

Description:

The property is of a modern construction, built to a high standard and specification incorporating production/storage accommodation at ground floor and open plan offices to the first floor.

Two electrically operated overhead roller shutter doors provide excellent loading facilities and there are 20 plus car parking spaces.

Accommodation:

Ground Floor

Production/storage	7,163 sq ft	665.4 sq m
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First Floor

Offices	2,965 sq ft	275.5 sq m
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Total

Total gross internal	10,128 sq ft	940.9 sq m
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Note: The unit is currently divided to provide a separate production/warehouse area to the rear of the unit, approximately 2,740 sq ft with a small office and dedicated loading door.

Ground lease

The property is held on a 125-year ground lease dated 1989 at a peppercorn rent (There are no reviews).

Features

- Three phase power supply with 80 kva capacity
- Gas supply
- Two sectional up and over loading doors approximately 12'9" high x 11'5" (3.89 m x 3.5 m)
- Maximum eaves height approximately 27'4" (8.3 m)
- Approximately 100 telephone lines capacity
- Kitchen and toilet facilities
- Compressed airline
- First floor open plan offices with heating and suspended ceilings
- 20 plus car parking spaces
- Comfort cooling

Tenure

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

Rental

£120,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £80,500. 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 D-92. 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.

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.



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.

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