



10 WORKS ROAD

Letchworth Garden City
Hertfordshire
SG6 1LB



TO LET/FOR SALE.

LIGHT INDUSTRIAL/OFFICE UNIT

2,455 sq ft (228.1 sq m)



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www.brownandlee.com

Location:

Letchworth Garden City was the World's first Garden City, founded in 1903. It has a population of 33,249 (2011 Census) and is located in north Hertfordshire, approximately 32 miles north of London. The town has direct access to the A1(M), which offers links to the M25, 20 minutes to the south. Letchworth Garden City mainline railway station provides a fast service to London Kings Cross (36 minutes) and is well located for the international airports at both Luton and Stansted.

The property is situated on Works Road, one of the main industrial areas within Letchworth Garden City. The property has the benefit of road frontage with good presence and access.

Description:

The property is built over ground and first floors. The current layout is offices at first floor level and light production/warehouse at ground floor. There is loading at the rear adjacent to the parking for the property.

Accommodation:

| | | |
|--------------|-------------|-------------|
| Ground floor | 1,226 sq ft | 113.92 sq m |
| First floor | 1,229 sq ft | 114.18 sq m |

| | | |
|---------------------------|-------------|------------|
| Total gross Internal area | 2,455 sq ft | 228.1 sq m |
|---------------------------|-------------|------------|

Features

- Detached building
- Good location
- Loading and parking
- Three phase power
- Gas heating system
- Kitchen facility ground and first floor
- WC facilities

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed. Alternatively, the property is available for sale on a long leasehold basis at a peppercorn rent for 125 years. More details available on request.

Rental

£27,000 per annum, exclusive.

Price

£375,000 per annum, exclusive.

Service Charge

To be confirmed

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable values are as follows:

Ground Floor - £9,100

Lower ground floor - £7,400

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-103. Ref no: 8477-9241-8922-0056-7493

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: Daniel Musgrove

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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.

Ref no:12713

