

**1 ASCOT INDUSTRIAL ESTATE**

Icknield Way  
Letchworth Garden City  
Herts  
SG6 1TD



**TO LET.**

**INDUSTRIAL /WAREHOUSE UNIT**

2,050 SQ FT (190.4 SQ M)



**For further information please contact: Viv Spearing**

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### Location:

The property is located 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 mainline railway station provides direct services to London's Kings Cross approximately 40 minutes.

### Description:

The property is located at the end of a terrace on a small estate of 12 units. The unit offers clear production/storage space with loading and parking facilities.

### Accommodation:

The open plan storage area has a w/c facility and the approximate gross internal area as follows:

### Ground Floor

#### Total

Total gross internal area	2,050 sq ft	190.4 sq m
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### Features

- W/C facility
- Forecourt parking & loading area
- Max height 6.2m (20'3")
- End of terrace unit
- Roller shutter door
- 3 phase power

### Tenure

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

### Rental

£27,750 per annum, exclusive.

### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £20,500. 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)

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.

