

17 SUCH CLOSE

Letchworth Garden City
Herts
SG6 1JF



TO LET.

INDUSTRIAL / WAREHOUSE UNIT

576 SQ FT (53.5 SQ M)



For further information please contact: Viv Spearing

T: 01438 794595

E: viv.spearing@brownandlee.com

M: 07970 819375

W: www.brownandlee.com

Location:

Letchworth Garden City is located in North Herts close to the Bedfordshire border and 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 regular services some nonstop to London Kings Cross/St Pancras approx. 28 minutes.

Description:

The unit is situated in the middle of a terrace located on an established industrial estate. Providing principally clear accommodation with loading facilities and forecourt parking.

Accommodation:

The property comprises of light industrial/warehouse unit with W/C facility and forecourt parking & loading.

The approximate gross internal area is as follows:

Ground Floor

Industrial area	576 sq ft	53.5 sq m
-----------------	-----------	-----------

Total

Total net useable area	576 sq ft	53.5 sq m
------------------------	-----------	-----------

Features

- Three phase power – single phase connected
- WC facility
- Forecourt parking & Loading
- Minimum eaves 3.6 m (11'8")
- Maximum eaves 5.4m (17'7")
- Roller shutter door 2.3m wide x 3.0m high (7'5" x 9'8")
- Lighting
- Security gate to front door

Tenure

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

Rental

£9,500 per annum, exclusive.

Rates

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

Service Charge

The cost of the service charge for the current period is £1,521.75 plus VAT.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request. The current rating is D-86 – Certificate number 6096-6642-5202-9105-2624.

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.

