

19 BUSINESS CENTRE WEST

Avenue One
Letchworth Garden City
Hertfordshire
SG6 2HB



TO LET.

OFFICE/STORAGE UNIT

883 SQ FT (82 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

The landscaped business park covering 50 acres incorporates many different businesses of varying sizes and also has the benefit of a leisure centre and a Sainsbury's Superstore. Letchworth Station with frequent services to Kings Cross, London are within a mile, whilst Junction 9 of the A11(M) is approximately 1.5 miles away giving motorway access to the M25 (22 miles), London (25 miles) and Stevenage (5 miles).

Description

The development comprises of terraced units located on an established business park. Unit 19 is located at the end of a terrace and has been fitted out to provide mainly office with storage space.

Accommodation

Gross Internal Area	883 sq ft	82 sq m
---------------------	-----------	---------

Features

- Shared WC facilities
- Storage heater to entrance
- Office area
- Data trunking
- LED lighting
- Door entry via video system
- Air conditioning
- Suspended ceiling
- Office area is carpeted
- Window blinds
- Radiant heater to storage area
- Folding shutter door 2.46 m x 3.49m (8' x 11' 4")
- Maximum height 4.63m (15' 1")
- Forecourt loading and parking

Tenure

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

Rental

£11,100 per annum, exclusive.

Service Charge

There is a service charge for the upkeep of the common parts and the current amount is £4,055 plus vat for the period ending March 24. This figure is exclusive of VAT.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £9,700. 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.

The current rating is E-115.

Certificate No. 9290-8922-0335-7360-9044.

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.

