

UNIT 4 PROTEA WAY



Pixmore Avenue
Letchworth Garden City
Hertfordshire
SG6 1JT



TO LET.

WAREHOUSE/PRODUCTION UNIT

8,324 SQ FT (773.3 SQ M)



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Location

Letchworth Garden City is situated in North Hertfordshire adjacent 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. The mainline railway station provides direct services to London King's Cross (approximately 35 minutes).

Protea Way is located off Pixmore Avenue and is approached via the A505 Baldock Road.

Description

This fully refurbished unit built in the mid-80s forms part of a small terrace of industrial/warehouse units offering principally clear production/warehouse space. A self-contained forecourt provides good loading and parking facilities.

Accommodation

The approximate net useable areas are as follows:

Ground Floor

Production/Warehouse	6,844 sq ft	635.8 sq m
Office	761 sq ft	70.7 sq m

First Floor

Office	719 sq ft	66.8 sq m
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Total

Total gross area	8,324 sq ft	773.3 sq m
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Features

- Three phase power (100A) and gas supply
- Loading door approximately 16' 6" high (5m) x 19' 6" wide (5.9m)
- Offices at both ground and first floor
- Forecourt parking with good loading facilities, approximately 23 car spaces
- Kitchen facility
- Minimum eaves height 19' 8" (6.05m)
- Maximum eaves height 24' 6" (7.5m)

Tenure

The property is available by way of the assignment of the existing lease dated 7 May 2024 for a period of 10 years at an annual rental of £105,500. There is a break clause option on the fifth anniversary on serving 6 months prior written notice. There is also a rent review due 7 May 2029.

Rental

There may also be an opportunity to agree a new full repairing and insuring lease for a term to be agreed at a rental of £110,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £55,550. The UBR for 2025/26 is 55.5p 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 A13.

Certificate number 1789-8243-1801-0066-2082.

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 Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and 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.



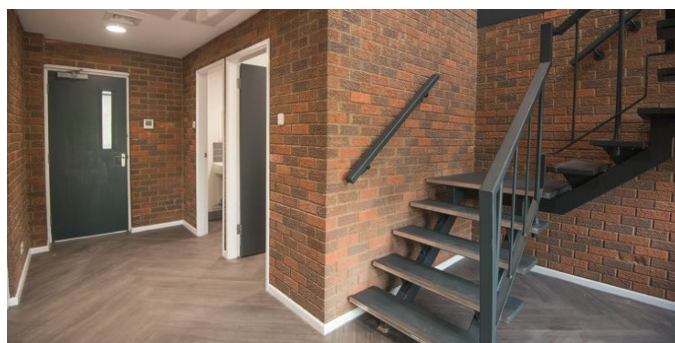
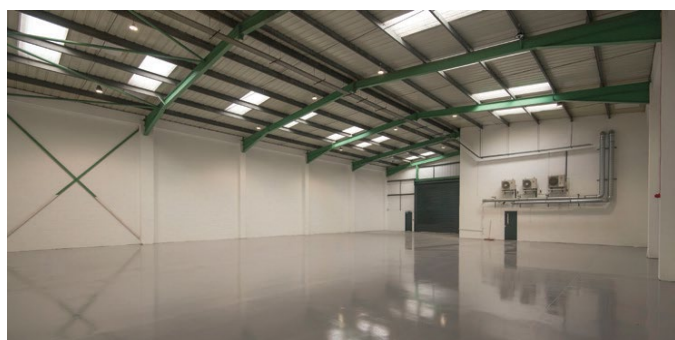
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Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

Ref No: 16813E





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