

UNIT 11-12 JUBILEE TRADE CENTRE

Jubilee Road
Letchworth Garden City
Hertfordshire
SG6 1SP



FOR SALE LONG LEASEHOLD.

WAREHOUSE/PRODUCTION/STORAGE SPACE

1,552 SQ FT – 3,467 SQ FT (144 SQ M – 322 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. Letchworth Garden City Railway Station provides direct services to London, Kings Cross, approximately 45 minutes. The airports of both Luton and Stansted are within approximately 20 minutes and 40 minutes driving time respectively, whilst Heathrow and Gatwick are accessible via the M25. The property is located towards the northern end of Jubilee Road on the western side opposite Jubilee Trade Centre.

Description

Situated within the town's principal industrial and commercial area and approximately 2/3 of a mile from the town centre, the property provides warehouse/production/storage space with loading and parking facilities.

Accommodation

Gross internal area:

Warehouse/Storage	1,552 - 3,467 sq ft	144 - 322.1 sq m
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Features

- Three phase power supply
- Gas supply – not connected
- Folding loading door 3.92m high x 3.01m wide (12' 8" x 9' 8")
- WC facilities and kitchenette
- Minimum eaves height 4.31 m (14')
- Lighting
- Security alarm may be available
- Refurbished unit

Price

The property is available on a Long Leasehold sale at £549,000 for the whole unit or, alternatively, the unit can be split to provide one smaller Unit 12 at a price of £349,000.

Rent

May let. Price on application.

Long Leasehold

The property is held on a ground lease dated 10 August 1984 for a term of 125 years on a peppercorn rent. There is a management service charge for the upkeep of the common parts and this is charged on an ad hoc basis.

Business Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £17,250 as a whole. 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)

The EPC Asset Rating is C-69.

Certificate No: 6986-8826-1745-9648-6891.

VAT

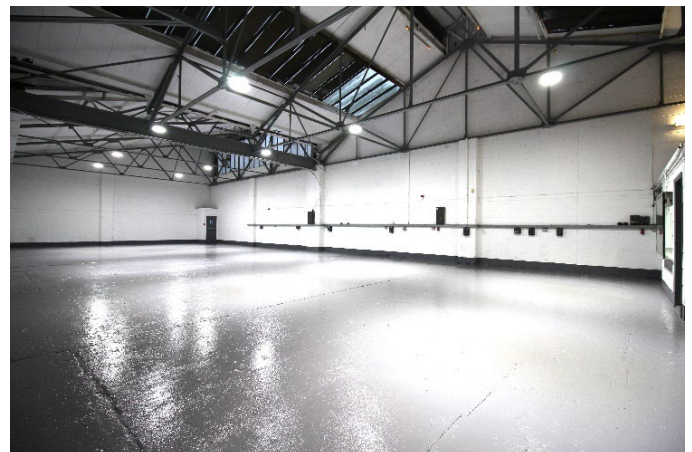
We are advised by the owners that VAT is NOT applicable in this transaction.

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.



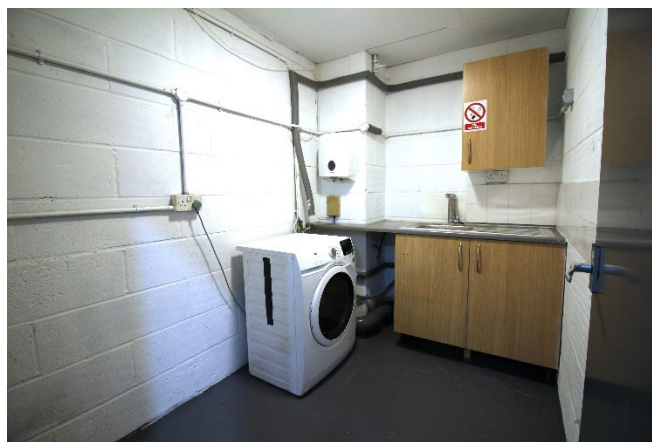
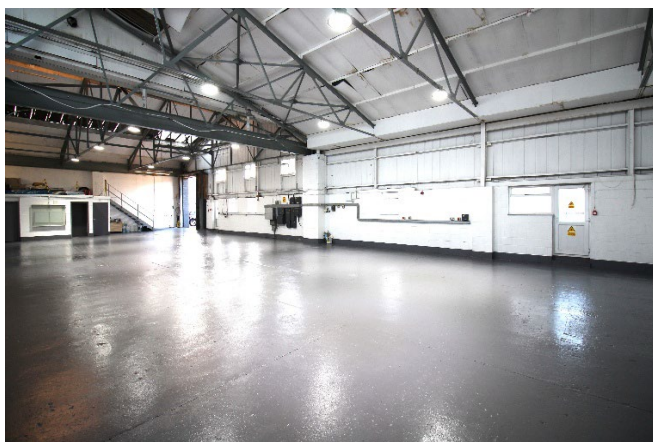
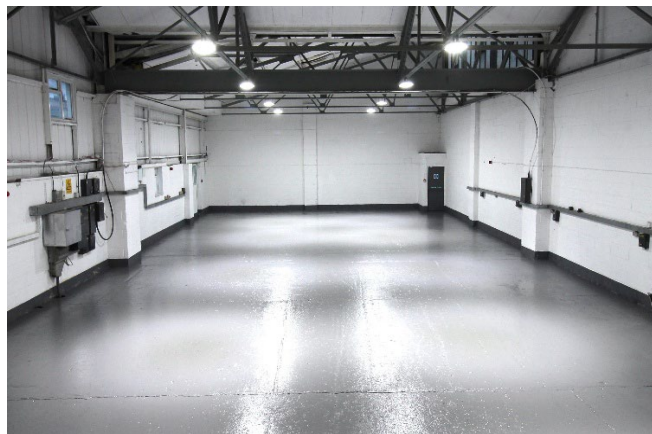
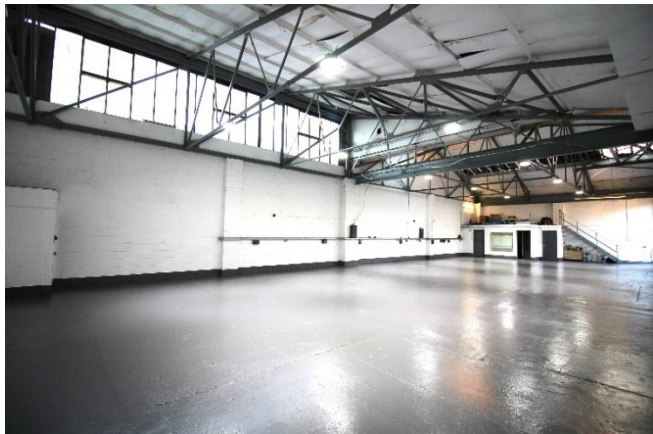
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Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

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