

UNIT 25 SUCH CLOSE



Letchworth Garden City
Hertfordshire
SG6 1JF



TO LET.

LIGHT INDUSTRIAL / WAREHOUSE UNIT

605 SQ FT (56.2 SQ M)



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Location

Letchworth Garden City is located in North Hertfordshire close to the Bedfordshire border and 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 regular services, some non-stop, to London King's Cross (approximately 35 minutes).

Such Close is situated in the town's principal commercial and industrial area off Works Road, located close to the town centre and public transport.

Description

The development comprises of terraced industrial units located on an established industrial estate. Each providing principally clear accommodation with loading doors and forecourt parking. The unit is located at the end of a terrace.

Accommodation

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

Total

Total gross internal area	605 sq ft	56.2 sq m
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Features

- Small office area
- Three phase power
- WC facility
- Forecourt parking and loading
- Minimum eaves 3.6m (11' 8")
- Maximum eaves 5.2m (17' 0")
- Roller shutter door 2.3m wide x 3.01m high (7' 5" x 9' 8")
- Security bars to door

Tenure

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

Rental

£12,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £7,100. 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.

Service Charge

The cost for the service charge for the current year is TBC.

Energy Performance Certificate (EPC)

The Energy Performance Certificate asset rating is B-49.
Ref No: 1766-0668-9620-6777-3204.

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.

