

UNIT 5A BUSINESS CENTRE WEST



Avenue One
Letchworth Garden City
Hertfordshire
SG6 2HB



TO LET.

STORAGE / PRODUCTION UNIT

1,239 SQ FT (115.1 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 business park incorporates various sized units arranged in a horseshoe layout and is within easy location of the Leisure Centre and Sainsbury's Superstore. Letchworth Garden City Railway Station, with frequent services to London King's Cross are within one mile, whilst Junction 9 of the A1(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 5A is located in the middle of a terrace fronting onto Dunhams Lane and offers open plan/storage/production accommodation.

Accommodation

The approximate net useable areas are as follows:

Gross Internal Area	1,239 sq ft	115.1 sq m
---------------------	-------------	------------

Features

- Three phase power
- Shared WC facilities
- Gas heater
- Roller shutter door 2.35m wide x 3m high

Tenure

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

Rental

£13,650 per annum, exclusive.

Service Charge

There is a service charge for the upkeep of the common parts, and the current amount is £7,779.59, plus VAT, for the period ending 2025/26. This figure is exclusive of VAT.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £12,750. 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 is C-53. Certificate No. 1529-9449-2756-0240-8299.

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.

