

UNIT 6 LACRE WAY

Letchworth Garden City
Hertfordshire
SG6 1NR



TO LET.

INDUSTRIAL / PRODUCTION UNIT

426 SQ FT (39.6 SQ M)



For further information please contact: **Jake Wall**

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Location

Letchworth Garden City is located in North Hertfordshire, close to the Bedfordshire border and adjacent to 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 Kings Cross, approximately 35 minutes. Lacre Way 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 subject property is located at the end of a terrace.

Accommodation

Gross Internal Area	426 sq ft	39.6 sq m
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Features

- WC facility
- Three phase power
- Forecourt loading and parking
- Up and over shutter height 3m wide x 2.42m high (9' 8" x 7' 9")
- Maximum height 5.82m (19')
- Minimum height 3.6m (11' 8")

Tenure

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

Rental

£7,750 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £5,300. 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.

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.

