

4 ASCOT INDUSTRIAL ESTATE



Icknield Way
Letchworth Garden City
Hertfordshire
SG6 1TD



TO LET.

INDUSTRIAL / WAREHOUSE UNIT

2,054 SQ FT (190.8 SQ M)



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Location

The property is located 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 mainline railway station provides direct services to London Kings Cross, approximately 40 minutes.

Description

The property is located in the middle of a terrace on a small estate of 12 units. The unit offers clear production/storage space with loading and parking facilities.

Accommodation

The open plan storage area has a WC facility and the approximate gross internal area is as follows:

Ground Floor

Total

Total net useable area	2,054 sq ft	190.8 sq m
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Features

- WC facility x 2
- Forecourt parking and loading area
- Minimum eaves height 5m (16' 4")
- Maximum height 7.1m (23' 2")
- Up and over shutter door 3.63m wide x 4.5m high (11' 9" x 14' 7")
- Three phase power
- Office area

Assignment

The property is available by way of the assignment of the existing Lease dated 10 March 2023 for a term of 10 years. There is a break clause at year 5 effective 10 March 2028. There is a rent review 10 March 2028.

Rental

Passing rental is £24,500 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £17,500. 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

There is a service charge for the upkeep of the common parts on the estate and the current amount for the period is £3,053.19, plus VAT.

Energy Performance Certificate (EPC)

The Energy Performance Certificate Rating is C69.

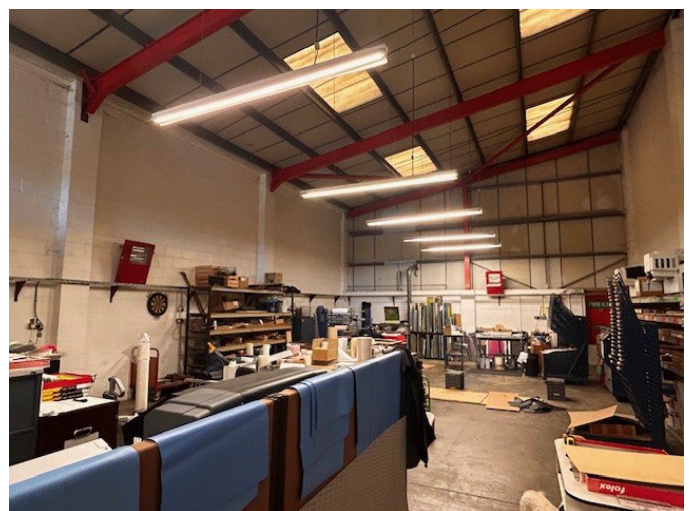
EPC Certificate No. 7372-5719-8335-2157-5996.

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.



Brown & Lee Commercial Property Consultants LLP

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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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