

UNIT 2 ICENI COURT

Icknield Way
Letchworth Garden City
Hertfordshire
SG6 1TN



TO LET.

INDUSTRIAL / STORAGE / PRODUCTION UNIT

4,338 SQ FT (403 SQ M)



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Location

Letchworth Garden City is located in North Hertfordshire adjacent to Junction 9 of the A1(M). To the south, the M25 provides access to the national motorway network and, the north, the A14 connects to the M1, M6 and east coast ports.

Letchworth Garden City Railway Station provides direct services to London, King's Cross, with services ranging from 30-45 minutes. The airports at both Luton and Stansted are within approximately 20 and 45 minutes driving time respectively, whilst Heathrow and Gatwick are accessible via the M25.

Description

Situated within the town's principal industrial and commercial area, the property offers good quality accommodation providing production/storage space with some office space to the ground floor.

Externally, there is forecourt parking and a loading area to the rear of the property with some additional parking.

Accommodation

The approximate net useable areas are as follows:

Warehouse/Industrial/ Office	4,338sq ft	403 sq m
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Additional Mezzanine Floor

There is a mezzanine floor installed which is the current tenant's fit-out, which consists of both office and open storage, and is approximately 2,128 sq ft (197.6 sq m).

Features

- Prominent roadside location
- Forecourt parking and loading facilities
- Carpeted offices
- Gas central heating via radiators to the office areas
- Maximum height 8.12m (26' 6")
- Minimum height 6.37m (20' 8")
- Separate WC facilities
- Three phase power
- Gas supply
- Kitchen area
- Up and over roller shutter door 4.4m wide x 3.6m high (14' 4" x 11.8")

Tenure

The property is available by way of an Assignment of the existing Lease dated 17 February 2022 for a term of 5 years, expiring 16 February 2027.

Rental

The current passing rental is £39,500 per annum, exclusive.

In addition, the Landlords may agree a new lease for a term/rental. Price on application.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £24,750. 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)

The asset rating is C-71.

Certificate No: 6727-3145-1072-5539-1896.

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.



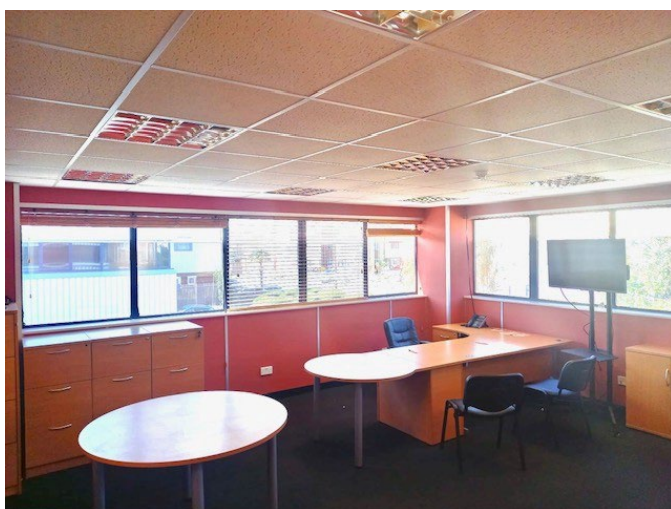
Brown & Lee Commercial Property Consultants LLP

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire SG1 2EF

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