

# TO LET

Modern Light Industrial Units

437 – 509 sq ft



Green Lane, Letchworth Garden City, SG6 1HP



Green Lane, Letchworth Garden City, **SG6 1HP**

## Description

Letchworth Trading Estate comprises of two 1990s built terraces of 20 small industrial starter units (432 - 901 sq ft).

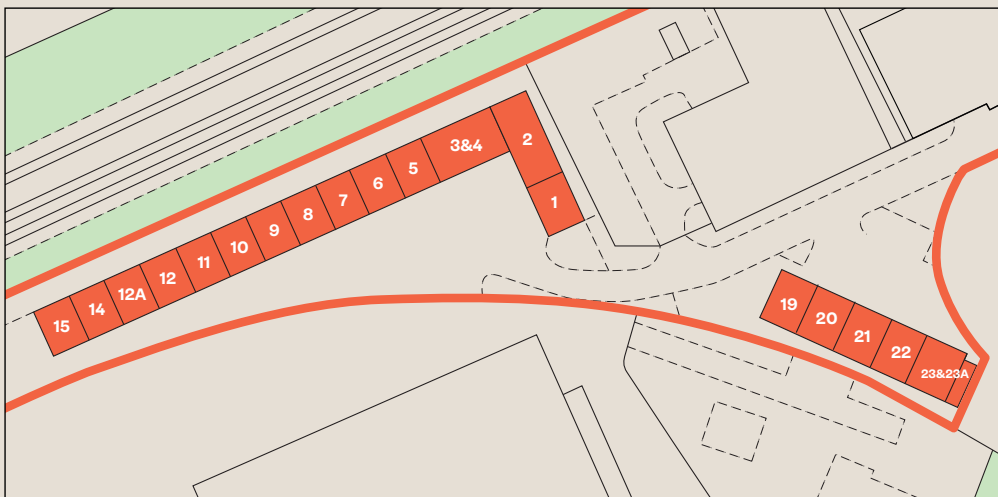
The larger of the two terraces consists of 15 units of steel frame construction with brick and blockwork elevations underneath a steel clad mono pitched roof. Each benefits from 5m minimum eaves heights, WC accommodation and allocated parking.

The second smaller terrace comprises five units of steel frame construction. The elevations and mono pitched roof are fully clad with profile steel sheets with the units benefiting from 4m minimum eaves height, and allocated parking to the front.

The units are perfect for small businesses and start-ups, with all available units currently qualifying for small business rate relief.

## Terms

The units are available by way of a new lease for a minimum term of 3 years. Service charge and buildings insurance will be payable in addition to the rent. VAT is applicable and all figures quoted are exclusive of VAT. Rent on application.



## Each unit benefits from the following specification:



Either single or three phase power



4m eaves height



Parking



Roller shutter doors



W/C facilities included in all units





Green Lane, Letchworth Garden City, **SG6 1HP**

## 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 nonstop, to London Kings Cross in approximately 35 mins.

Letchworth Trading Estate is conveniently located close to the junction with Green Lane and Works Road and is situated in the town's principal commercial and industrial area, close to the town centre and public transport.

## Accommodation

The units provide the following gross internal areas.

Unit	Availability	Area (Sq Ft)
1	Let	438
2	Let	901
3 & 4	Let	884
5	Let	438
6	Let	438
7	Let	438
8	Let	432
9	Let	437
10	Let	438
11	VACANT	438
12	Let	438
12a	Let	438
14	Let	438
15	Let	440
19	Let	518
20	VACANT	509
21	Let	503
22	Let	504
23 & 23a	Let	798



## EPC

Copies of the EPCs are available on request.

## Viewing / Further Information

For further information or to arrange a viewing please contact the sole letting agent:

**Jake Wall**

E: [jake.wall@brownandlee.com](mailto:jake.wall@brownandlee.com)

M: 07927 539588

DD: 01438 794599

Delivered by

**Colmore Capital**

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 01/26