

1 ASCOT INDUSTRIAL ESTATE

**BROWN**  
**&LEE**  
Property Consultants

Icknield Way  
Letchworth Garden City  
Hertfordshire  
SG6 1TD



**TO LET.**

**INDUSTRIAL / WAREHOUSE UNIT**

2,050 SQ FT (190.4 SQ M)



**For further information please contact: Christie Bays**

**T:** 01438 794581

**E:** christie.bays@brownandlee.com

**M:** 07436 031722

**W:** www.brownandlee.com

## 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 at the end 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	2,050 sq ft	190.4 sq m
------------------------	-------------	------------

## Features

- WC facility
- Forecourt parking and loading area
- Minimum eaves height 4.95m (16' 2")
- Maximum height 6.2m (20' 3")
- End of terrace unit
- Up and over shutter door 3.63m wide x 4.5m high (11' 9" x 14' 7")
- Three phase power
- Door code entry system

## Tenure

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

## Rental

£28,700 per annum, exclusive.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £20,500. 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 £TBC, plus VAT.

## Energy Performance Certificate (EPC)

The Energy Performance Certificate Rating is C51.

EPC Certificate No. 1028-6371-9492-8244-5613.

## 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.

## Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.



**Brown & Lee Commercial Property Consultants LLP**

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

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.

Ref No: 12878E

