

## 2 FOCAL POINT

Lacerta Court  
Letchworth Garden City  
SG6 1FJ



# TO LET.

**STORAGE PRODUCTION/BUSINESS UNIT  
WITH FIRST FLOOR OFFICES**

4,405 SQ FT (409.2 SQ M)



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

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### Location

Letchworth Garden City is situated in North Hertfordshire 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. Lacerta Court is at the eastern end of Works Road, and is a recent development of modern industrial/warehouse units situated within the town's principal commercial and business area.

### Description

The property is constructed of a steel portal frame with profiled steel cladding to front and rear elevations, under a profiled steel roof. Internally, it comprises principally of production/storage accommodation at ground floor and offices at first floor.

### Accommodation

The approximate gross internal areas are as follows:

#### Ground Floor

Storage/production	2,929 sq ft	272.1 sq m
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#### First Floor

Offices	1,476 sq ft	137.1 sq m
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#### Total

Total gross internal area	4,405 sq ft	409.2 sq m
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**Please note, we have not yet inspected the unit, and so these areas are based on the unit prior to the previous tenant's occupation.**

### Features

- Three phase power and lighting
- Double glazed windows and entrance doors
- Sectional roller shutter loading door approximately 9'9" wide x 13' high (3 m x 3.9 m)
- Maximum eaves height approximately 22' (6.8 m)
- Kitchen area to ground and first floors
- WCs at both ground and first floor
- Offices with gas fired heating via radiators, suspended ceilings, perimeter services and carpet tiles.
- Forecourt
- Allocated car parking & loading

### Tenure

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

### Rental

£45,000 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 £41,000. 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.

### 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**

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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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