

UNIT 24 BUSINESS CENTRE WEST

Avenue One
Letchworth Garden City
Hertfordshire
SG6 2HB



TO LET – TO BE REFURBISHED.

STORAGE / PRODUCTION UNIT

919.66 SQ FT (85.4 SQ M)



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Location

The business park incorporates various sized units arranged in a horseshoe layout and is within easy location of the Leisure Centre and Sainsbury's Superstore. Letchworth Garden City Railway Station, with frequent services to London King's Cross, is within one mile, whilst Junction 9 of the A1(M) is approximately 1.5 miles away, giving motorway access to the M25 (22 miles), London (25 miles) and Stevenage (5 miles).

Description

The development comprises of terraced units located on an established business park. Unit 24 is located in the middle of a terrace towards the back of the estate and offers open plan storage/production accommodation. The property is to be refurbished.

Accommodation

The approximate net useable areas are as follows:

Gross Internal Area	919.66 sq ft	85.4 sq m
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In addition, Unit 23 is available to give a combined size of 1,841 sq ft (171 sq m).

Features

- Power
- Shared WC facilities
- Folding shutter door 2.5m wide x 3.4m high (8' x 11' 1")
- Forecourt parking and loading

Tenure

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

Rental

£10,250 per annum, exclusive.

Service Charge

There is a service charge for the upkeep of the common parts, and the current amount is approximately £5,847, plus VAT, for the period ending 2025/26.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £14,250 which is currently combined with Unit 23. 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.

The current rating is B-43.

Certificate No. 6173-7400-7056-2217-4433.

This EPC rating is shared with unit 23 and therefore shares the same rating and certificate.

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.

