

UNIT 26 BUSINESS CENTRE WEST

Avenue One
Letchworth Garden City
Hertfordshire
SG6 2HB



TO LET.

**REFURBISHED STORAGE/PRODUCTION UNIT WITH 3-4 CAR
PARKING SPACES IMMEDIATELY OUTSIDE THE UNIT
850 SQ FT (78.98 SQ M)**



For further information please contact: Tereza Halewood

T: 01438 794588

E: tereza.halewood@brownandlee.com

M: 07825 555173

W: www.brownandlee.com

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 26 is an end of terrace unit and offers open plan/storage/ production accommodation.

Accommodation

The approximate net useable areas are as follows:

Gross Internal Area	850 sq ft	78.98 sq m
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Features

- Refurbished
- Three phase power supply
- Minimum eaves height 3.43 m
- Maximum eaves height 4.36 m
- Concertina loading door 2.56 m wide x 3.5 m high
- Parking immediately outside for 3-4 vehicles
- LED lighting
- Shared WC facilities

Tenure

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

Rental

£10,000 per annum, exclusive.

Service Charge

There is a service charge for the upkeep of the common parts, and the current amount is £3,416 for the period ending March 2027. This figure is plus VAT.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £10,750. 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 B-40 expiring 16 March 2033, Certificate Reference Number: 4580-9041-7962-6920-4771. A copy of the EPC is available upon request.

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.

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.

