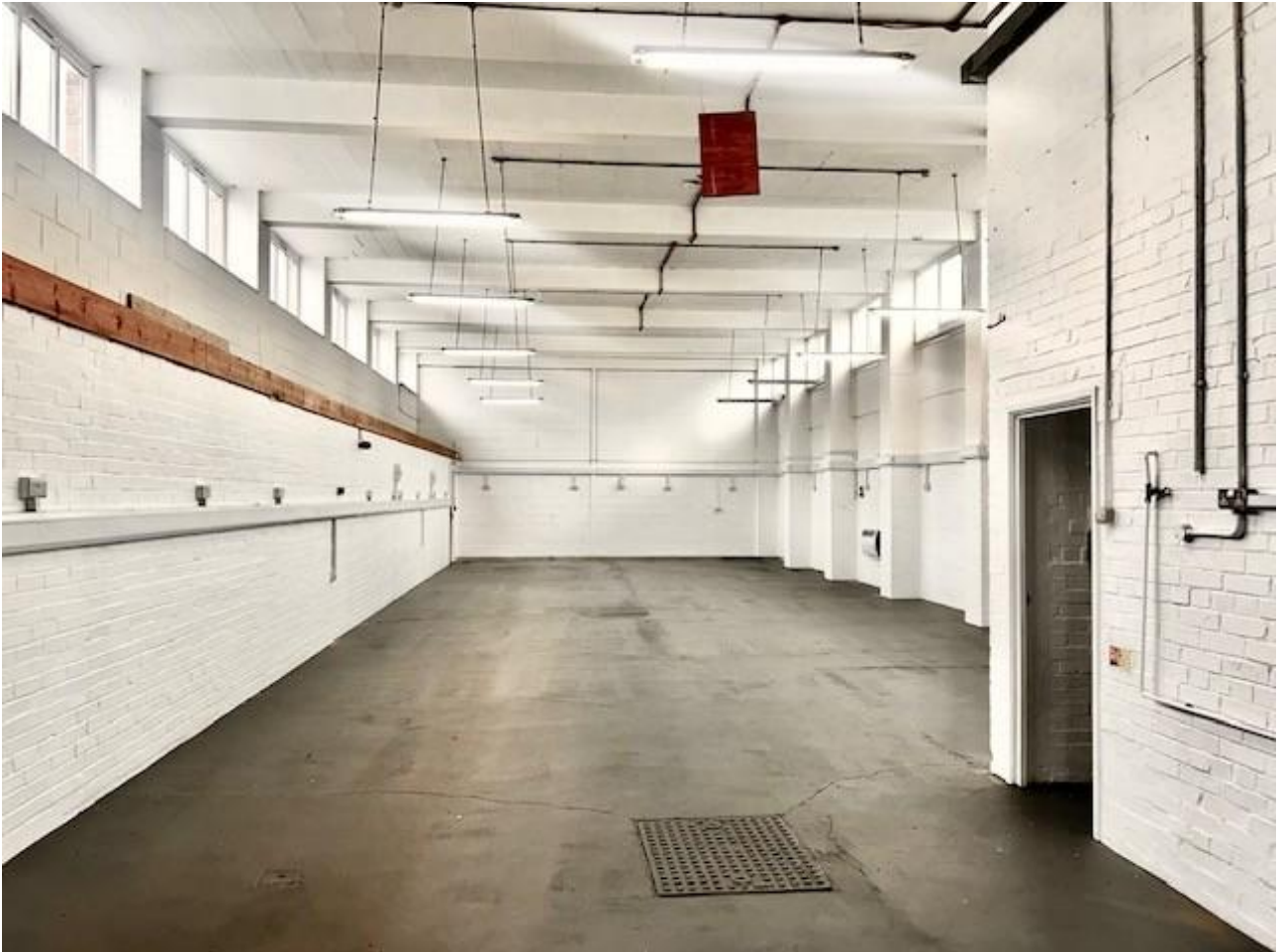


8 LACRE WAY

Letchworth Garden City  
Hertfordshire  
SG6 1NR



**TO LET.**

**GROUND FLOOR WAREHOUSE INDUSTRIAL UNIT**

1,967 SQ FT (182.79 SQ M)



**For further information please contact: Jake Wall**

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## Location

Letchworth Garden City is located in North Hertfordshire, close to the Bedfordshire border and 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 Garden City Railway Station provides regular services, some non-stop, to London King's Cross (approximately 35 minutes).

Lacre Way is situated in the town's principal commercial and industrial area off Works Road, located close to the town centre and public transport.

## Description

The development comprises terraced industrial units located on an established industrial estate. The property provides principally clear accommodation with office, kitchen and WC facilities. Loading and parking facilities are provided at the front of the premises.

## Accommodation

Gross internal area approximately 1,967 sq ft (182.79 sq m).

## Features

- Three phase power
- Gas supply
- Loading and parking
- Roller shutter door 2.4m (7' 8") high x 3.4m (11' 1") wide
- Maximum eaves height 4.9m (16' 1")
- Kitchen area
- WC facilities
- Alarm (not connected)

## Tenure

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

## Rental

£24,000 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 £26,000. The UBR for 2026/27 is 43.2p 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 within the lease of £4,429.44 per annum.

## 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.



### 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.

Ref No: 11714