

**17 WOODSIDE INDUSTRIAL PARK**

Works Road  
Letchworth Garden City  
Hertfordshire  
SG6 1LA



**TO LET.**

**WAREHOUSE/PRODUCTION UNIT WITH FIRST FLOOR OFFICES**

2,172 SQ FT (201.7 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.

Letchworth Railway Station provides direct services to London King's Cross (approximately 45 minutes). The airports at both Luton and Stansted are within approximately 20 minutes and 40 minutes driving time respectively, whilst Heathrow and Gatwick are accessible via the M25.

## Description

The Woodside Industrial Park is situated approximately ½ a mile from the town centre and comprises of a modern development of 26 units within the town's principal commercial and industrial area and is located mid-terrace. The unit provides warehouse/production space with offices at first floor.

## Accommodation

The ground floor accommodation provides an open plan office with kitchen facility and WC. The first floor provides two mezzanine areas used as offices and storage.

## Ground Floor

Warehouse/production	1,145 sq ft	106.3 sq m
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## First Floor

Offices	1,027 sq ft	95.4 sq m
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## Total

Gross internal area	2,172 sq ft	201.7 sq m
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## Features

- Three phase power
- Gas supply not connected
- 2 x WC facilities
- Kitchen area
- 4 allocated parking spaces
- Sectional up and over loading door
- Air conditioning to first floor offices

## Tenure

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

## Rental

£21,500 per annum, exclusive.

## Ground Rent

The tenant will be responsible under the terms of the existing lease to reimburse the Landlords the cost of the ground rent, which is approximately £1,360 per annum plus VAT.

## Service Charge

The tenant will pay a service charge for the maintenance of communal estate areas. The current premium is £143.20 per annum, plus VAT.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £25,750. 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.

## Energy Performance Certificate (EPC)

The EPC rating is E – 123.

Certificate number 5137-3698-6655-1896-4264.

## 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.

