

7 ASCOT INDUSTRIAL ESTATE

Icknield Way
Letchworth Garden City
Hertfordshire
SG6 1TD



TO LET.

INDUSTRIAL / WAREHOUSE UNIT

2,055 SQ FT (190.91 SQ M)

AVAILABLE JUNE 2026.



For further information please contact: Christie Bays

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Location

The property is located in North Hertfordshire 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 mainline railway station provides direct services to London Kings Cross, approximately 40 minutes.

Description

The property is located in the middle of a terrace on a small estate of 12 units. The unit offers clear production/storage space with loading and parking facilities.

The property will be available from June 2026.

Accommodation

The open plan storage area has a WC facility and the approximate gross internal area is as follows:

Ground Floor

Total

Total gross internal area	2,050 sq ft	190.4 sq m
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Features

- WC facility
- Forecourt parking and loading area
- Minimum eaves height 5.47m (17'11")
- Maximum height 7.24m (23' 9")
- Up and over shutter door 3.62m wide x 4.59m high (11' 10" x 15' 1")
- Three phase power supply

Tenure

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

Rental

£28,750 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £25,000. 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 for the upkeep of the common parts on the estate and the current amount for the period is £TBC, plus VAT.

Energy Performance Certificate (EPC)

The Energy Performance Certificate Rating is C-69.

EPC Certificate No. 4809-4337-2002-1395-2006

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.

