

UNIT 2 BUSINESS CENTRE EAST



Avenue One
Letchworth Garden City
Hertfordshire
SG6 2HB



TO LET.

OFFICE / INDUSTRIAL UNIT

4,514 SQ FT (419.3 SQ M) – plus mezzanine storage of 289 SQ FT (26.8 SQ M)



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Location

The property is located just off Second Avenue close to Avenue One and on the main commercial area within Letchworth Garden City. Letchworth's town centre and mainline station are within a mile whilst junction 9 of the A1M is approximately 1.5 miles away giving motorway access to the M25 (22 miles), London (25 miles) and Stevenage (5 miles).

Description

The property is a self-contained detached building fronting onto Avenue One, currently laid out as offices with a small storage area.

Accommodation

Total gross internal area:	4,733 sq ft	439.7 sq m
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- There is in addition a mezzanine storage area – 4.8m x 5.6m, 289 sq ft.

Features

- Parking and forecourt loading.
- Kitchen facility.
- WC facilities.
- Open plan office areas.
- Double glazed windows.
- Up and over roller shutter (3.3m wide x 3.4m high) (10ft 8" x 11ft 1").
- Maximum height 6.3 metres (20ft 6").
- Raised level loading.

Tenure

The lease is available for a term certain until June 2024 with a landlord's rolling development break clause of 6 months.

Rental

£52,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £43,250. The UBR for 2023/24 is 51.2p 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)

A copy of the EPC is available upon request. The current rating is D-88.

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.

