




 **FULLY REFURBISHED**

 Three phase power (100A) and gas supply

 Roller shutter access

 Offices at both ground and first floor

 2 x electric vehicle charging points & dedicated parking

 8 kwh solar panel system

 Air conditioning

 Kitchen facility

**UNIT 4 PROTEA WAY**  
**HERTFORDSHIRE** SG6 1JT

Available To Let  
Warehouse/Production Unit  
8,324 sq ft (773.3 sq m)



# Unit 4 Protea Way

Pixmore Avenue, Letchworth Garden City, Hertfordshire, SG6 1JT







## Description

Built in the mid-80s the property forms part of a small terrace of industrial/warehouse units offering principally clear production/warehouse space. A self-contained forecourt provides good loading and parking facilities.

## Features

- Three phase power (100A) and gas supply
- Loading door approximately 16'6" high (5 m) x 19' 6" wide (5.9m)
- Offices at both ground and first floor
- Forecourt parking with good loading facilities – approx. 23 car spaces
- Kitchen facility
- Min eaves 6.05m (19'8")
- Max eaves 7.5m (24'6")

## Rent

£105,500 per annum exclusive.  
Payable quarterly in advance on the usual quarter days.

## Tenure

The property is available on a new lease for a term to be agreed.

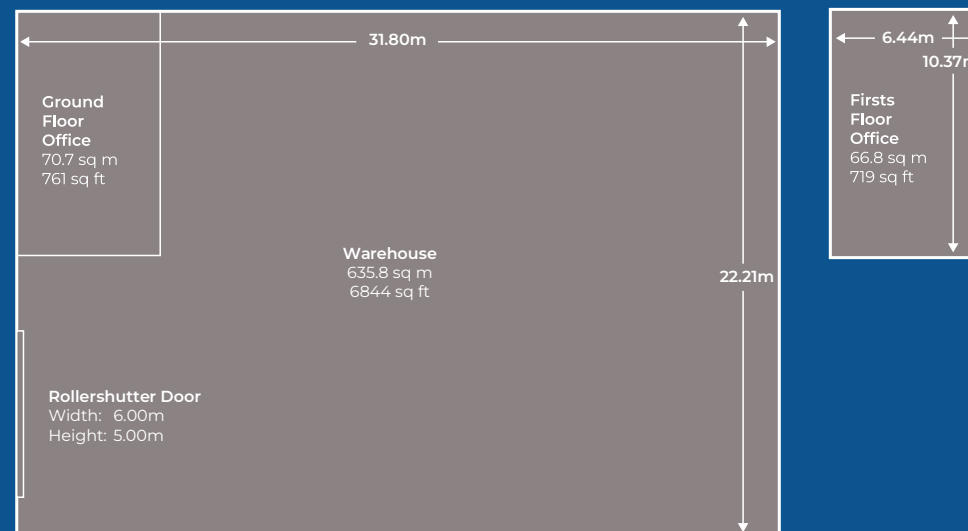
## Current Rateable Value

£55,500

## EPC

A copy of the EPC is available upon request.

## Accommodation



## Ground Floor

Production/warehouse	635.8 sq m	6,844 sq ft
Office	70.7 sq m	761 sq ft

## First Floor

Office	66.8 sq m	719 sq ft
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## Total

Total gross area	773.3 sq m	8,324 sq ft
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SG6 1JT



## Units 4 Protea Way

Pixmore Avenue, Letchworth Garden City, Hertfordshire, SG6 1JT

### 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. The mainline railway station provides direct services to London King's Cross (approximately 35 minutes).

Protea Way is located off Pixmore Avenue and is approached via the A505 Baldock Road.

### 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.

### Energy Performance Certificate (EPC)

The Energy Performance Asset Rating is B50. A copy of the EPC is available upon request.

### Fully Refurbished

The refurbishment consists of new LED lighting, new GRP warehouse roof lights, new WC facilities, EV charging points, full redecoration throughout, new flooring and ceiling tiles to the offices.



### Viv Spearing

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