

## 1 FURMSTON COURT

Icknield Way  
Letchworth Garden City  
Hertfordshire  
SG6 1UJ



# TO LET.

**INDUSTRIAL / SHOWROOM / OFFICE UNIT**

1,626 SQ FT (151 SQ M)



**For further information please contact: Viv Spearing**

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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 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 (Kings Cross) average time approximately 40 minutes.

## Description

The property is situated at the end of a terrace fronting onto Icknield Way, constructed with feature brick work externally. The property has a pitched roof with powder coated double glazed windows and doors. Internally the property provides ground floor showroom/workshop area with offices to the first floor.

## Accommodation

|                    |           |           |
|--------------------|-----------|-----------|
| Ground Floor       | 813 sq ft | 75.5 sq m |
| First Floor Office | 813 sq ft | 75.5 sq m |

## Total

|                        |             |          |
|------------------------|-------------|----------|
| Total net useable area | 1,626 sq ft | 151 sq m |
|------------------------|-------------|----------|

## Features

- Folding loading door 2.4m x 2.4m, 7ft 8" x 7ft 8"
- Four car parking spaces
- Intercom entry
- WC facilities to first and ground floor
- First floor offices
- Kitchen area to first floor
- Electrically heated radiators to first floor office
- Maximum height to the ground floor 2.7 metres, 8ft 8"

## Tenure

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

## Rental

£20,000 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 £13,000. 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 asset rating is D-84.

## 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.

