

28 SUCH CLOSE



Letchworth Garden City
Hertfordshire
SG6 1JF



TO LET.

INDUSTRIAL / STORAGE UNIT

577 SQ FT (53.6 SQ M)



For further information please contact: Viv Spearing

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Location

Letchworth Garden City is located in North Herts close to the Bedfordshire border and 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 M1/M6 and east coast ports. Letchworth railway station provides regular services, some nonstop to London Kings Cross/St Pancras, approximately 28 minutes.

Description

The unit is situated in the middle of a terrace located on an established industrial estate providing principally clear accommodation with loading facilities and forecourt parking.

Accommodation

The property comprises of light industrial/storage unit with a WC facility and forecourt parking and loading. The approximate gross internal area is as follows:

Industrial area	577 sq ft	53.6 sq m
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Features

- Three phase power – single phased connected
- Gas supply
- WC facility
- Roller shutter approximately 2.4m x 3m, 7ft 8" x 9ft 8"
- Eaves height minimum 3.9m, 12ft 7"
- Eaves height maximum 5.4m, 17ft 7"

Tenure

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

Rental

£9,750 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £7,500. 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.

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.

