

17 WOODSIDE INDUSTRIAL PARK

Works Road
Letchworth Garden City
Hertfordshire
SG6 1LA



TO LET — AVAILABLE SEPTEMBER 24

WAREHOUSE / PRODUCTION UNIT WITH FIRST FLOOR OFFICES

2,172 SQ FT (201.7 SQ M)



For further information please contact: Viv Spearing

T: 01438 794595

E: viv.spearing@brownandlee.com

M: 07970 819375

W: www.brownandlee.com

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 M1/M6 and East Coast ports. Letchworth railway station provides direct services to London Kings Cross approximately 45 minutes.

The airports at both Luton and Stansted are within approximately 20 minutes to 40 minutes of driving time respectively whilst Heathrow and Gatwick are accessible via the M25.

Description

Woodside Industrial Park is situated approximately half of a mile from the town centre and comprising of a modern development of 26 units within the towns principal commercial and industrial area. The subject property is located in the middle of a terrace. The unit provides warehouse/production space to the ground floor with offices to the first floor.

Accommodation

Warehouse/production/reception	1,145 sq ft	106.3 sq m
First floor offices	1,027 sq ft	95.4 sq m

Total

Total gross internal area	2,172 sq ft	201.7 sq m
---------------------------	-------------	------------

Features

- Three phase power.
- Gas supply – not connected.
- 2x WC facilities.
- Kitchen area.
- 4 allocated parking spaces.
- Sectional up and over loading door.
- Air conditioning to first floor offices.

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term of 10 years with a 5 year break option.

A shorter term is available by separate negotiation.

Rental

£21,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £19,000. 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.

Energy rating: E-123

Certificate No: 5137-3698-6655-1896-4264.

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.

