

UNIT 2 FURMSTON COURT

Icknield Way
Letchworth Garden City
Hertfordshire
SG6 1UJ



TO LET.

INDUSTRIAL / WAREHOUSE UNIT

813 SQ FT (75.5 SQ M) WITH ADDITIONAL MEZZANINE STORAGE OF 276 SQ FT (25.6 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 the 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 with an average journey time approximately 40 minutes.

Description

The property is situated in the middle of a terrace fronting onto Icknield Way and constructed with feature brickwork externally. The property has a pitched roof with powder coated double glazed windows and doors. Internally, the property provides ground floor warehouse/storage area with additional mezzanine storage (restricted height).

Accommodation

The mid-terrace unit offers principally open plan storage/warehouse accommodation with a small office area facing onto Icknield Way and additional mezzanine storage. The property has forecourt loading and parking with toilet and kitchen facilities.

Ground Floor

Warehouse/storage/office	813 sq ft	75.5 sq m
Additional mezzanine storage (restricted height)	276 sq ft	25.6 sq m

Total

Total gross accommodation	1,089 sq ft	101.1 sq m
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Features

- Three phase power.
- Air conditioned unit to office area.
- Window blinds.
- Ceiling mounted gas heater.
- Folding door 2.3m x 2.4m high (7' 5" x 7' 8").
- Shower facility.
- WC facility.
- Kitchen area.
- 3 parking spaces.
- Maximum height 5m (16' 4").

Tenure

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

Rental

£15,500 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £10,250. The UBR for 2024/25 is 54.6p 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-91. Certificate no: 0640-0835-5599-8708-6006.

VAT

We are advised by the current owner that VAT is not applicable in this case.

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.

