

## UNIT 6 FURMSTON COURT

Icknield Way  
Letchworth Garden City  
Hertfordshire  
SG6 1UJ



# TO LET.

**STORAGE / LIGHT PRODUCTION / OFFICE UNIT**

1,033 SQ FT (96 SQ M)

**For further information please contact either:**

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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 an end terrace unit which forms part of Furmston Court, accessed from Icknield Way.

It is constructed with feature brickwork externally, with a pitched roof and powder coated double glazed windows and doors. Internally, the property comprises ground offers storage space, previously occupied as an office.

## Accommodation

The property provides an open plan office together with a private meeting room with demountable glazed partitioning. Kitchen and WC facilities are located at the rear.

The approximate net useable areas are as follows:

### Total

Ground floor gross internal area	1,033 sq ft	96 sq m
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## Features

- Three phase power.
- Air conditioning
- Suspended ceiling
- Door entry system
- LED Lighting
- Part perimeter trunking
- WC facility.
- Kitchen area.
- 3 parking spaces.

## 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](http://www.voa.gov.uk)) that the rateable value is £12,000 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 on 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.

