

UNIT 5 OAKFIELD BUSINESS CORNER

Works Road
Letchworth Garden City
Hertfordshire
SG6 1FB



TO LET/FOR SALE

**MODERN PRODUCTION/STORAGE UNIT WITH FIRST FLOOR
OFFICES AND MEZZANINE**

4,537 SQ FT (421.4 SQ M)



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Location

The premises are located on a small development with the town's principal industrial and commercial area. The town centre and mainline railway station is approximately 15 minutes' walking distance.

Letchworth Garden City is located in North Hertfordshire and is adjacent 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 Garden City Railway Station provides direct services to London Kings Cross, approximately 35 minutes' journey time.

Description

Constructed around a steel portal frame with partly brick and profile steel elevations under a mono-pitched roof, the property provides production/storage accommodation to the ground floor, together with toilet and a small reception area. At first floor there are offices and additional mezzanine storage. Loading is provided by way of a roller shutter loading door and the forecourt provides parking for 4 vehicles.

Accommodation

The ground floor accommodation provides an open plan office together with a private meeting room and a kitchen facility. The first floor provides two mezzanine areas overlooking the main ground floor area.

The approximate net useable areas are as follows:

Ground Floor Area	2,480 sq ft	230.3 sq m
First Floor Offices	788 sq ft	73.2 sq m
First Floor Mezzanine	1,269 sq ft	117.8 sq m
Total Gross Internal Area	4,537 sq ft	421.3 sq m

Features

- Single phase power and gas supply
- Gas fired heating via radiators
- WC facilities
- Kitchen area
- 4 car parking spaces
- Forecourt loading
- First floor office area

Tenure

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

Rental

£42,500 per annum, exclusive.

Price

£525,000 Long leasehold.

The property is available on the long leasehold interest for a lease dated 29th September 1949 for a term of 990 years with 99 year rent reviews.

Service Charge

The cost for the service charge for the current is TBC, plus VAT.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £29,250. 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 rating is D81.

VAT

We are advised by the Client there is no VAT applicable in this 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.

Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

