

**UNIT 7 SUCH CLOSE**

Letchworth Garden City  
Hertfordshire  
SG6 1JF



**TO LET.**

**INDUSTRIAL / WAREHOUSE UNIT**

1,541 SQ FT (143.1 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 the M1/M6 and east coast ports. Letchworth Railway Station provides regular services, some non-stop to London Kings Cross, approximately 35 minutes. Such Close is situated in the town's principal commercial and industrial area off Works Road located close to the town centre and public transport.

## Description

The development comprises of terraced industrial units located on an established industrial estate. The subject property is an end of terrace unit providing principally clear accommodation with loading door and forecourt parking.

## Accommodation

The property comprises of light industrial/warehouse unit with WC facility. There is forecourt parking and loading.

The following gross internal area is available:

Warehouse	1,541 sq ft	143.1 sq m
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## Features

- Three phase power supply
- Forecourt parking and loading
- Roller shutter loading door approximately 3.51m wide x 4.21m high (11ft 5" x 13f 8")
- Security bars to windows
- Minimum eaves approximately 5.26m (17ft 2")
- Maximum eaves approximately 6.3m (20ft 6")
- WC facility

## Tenure

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

## Rental

£23,250 per annum, exclusive.

## Service Charge

There will be an annual service charge payable and the current premium is £TBC, plus VAT.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £15,250. 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 EPC asset rating is D-95.

## 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.

