

615-616 JUBILEE ROAD

Letchworth Garden City
Hertfordshire
SG6 1NE



TO LET.

DETACHED PRODUCTION/STORE UNIT

6,128 SQ FT (569 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 Garden City Railway Station provides direct services to London Kings Cross, approximately 45 minutes. The airports at both Luton and Stansted are within approximately 20 minutes and 40 minutes driving time respectively, whilst Heathrow and Gatwick are accessible via the M25.

Description

Situated within the town's principal industrial and commercial area and approximately 2/3 of a mile from the town centre, the property provides clear production/storage space with offices all at ground floor level. Externally, the property provides good parking, together with the two loading doors. In addition, there is some first floor mezzanine storage.

Accommodation

The total gross internal floor area approximately

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Features

- Three phase power
- Gas supply
- Maximum height to underside of roof truss 11' 11" (3.64m)
- Window blinds to offices
- 2 x folding loading doors
- Approx. 16-18 car parking spaces
- Separate male & female toilets
- Kitchen facility

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rental

£69,500 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £33,250 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-98.

Certificate No: 9722-3033-0433-0100-0595.

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.

