

UNIT 11 ASCOT INDUSTRIAL ESTATE

Icknield Way
Letchworth Garden City
Hertfordshire
SG6 1TD



TO LET.

PRODUCTION/STORAGE UNIT WITH FIRST FLOOR OFFICES

2,813 SQ FT (261.3 SQ M)



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Location

Letchworth Garden City is located in North Hertfordshire, adjacent Junction 9 of the A1(M). To 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 Mainline Railway Station provides direct services to London Kings Cross, approximately 40 minutes.

Description

Semi-detached property forming part of a small estate of 12 industrial/warehouse units offering principally clear production/warehouse space. A forecourt provides good loading and parking facilities. The subject unit is a semi-detached unit and is located at the back of the estate.

Accommodation

Ground floor warehouse/reception area/toilets	2,409 sq ft	223.8 sq m
First floor offices	404 sq ft	37.5 sq m
Total Gross internal area	2,813 sq ft	261.3 sq m

Features

- Three phase power and gas supply
- 2 x WC facilities
- First floor offices
- Forecourt parking and loading
- Roller shutter loading door 3.6m x 4.7m (11'8" x 15'4")
- Min eaves height 5.2m (17')
- Max eaves height 7.3m (23'9")

Tenure

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

Rental

£39,500 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £25,750. 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.

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.

