

FOR SALE



Rare Freehold Opportunity



Industrial / Storage Unit with
Secure Gated Yard 8,722 sq ft (810.2 sq m)

18 Letchworth Trading Estate, Letchworth Garden City, SG6 1HP

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Description

Unit 18 is located close to the entrance to the Letchworth Trading Estate and is a detached commercial unit with the benefit of a secure gated yard, loading and parking area.

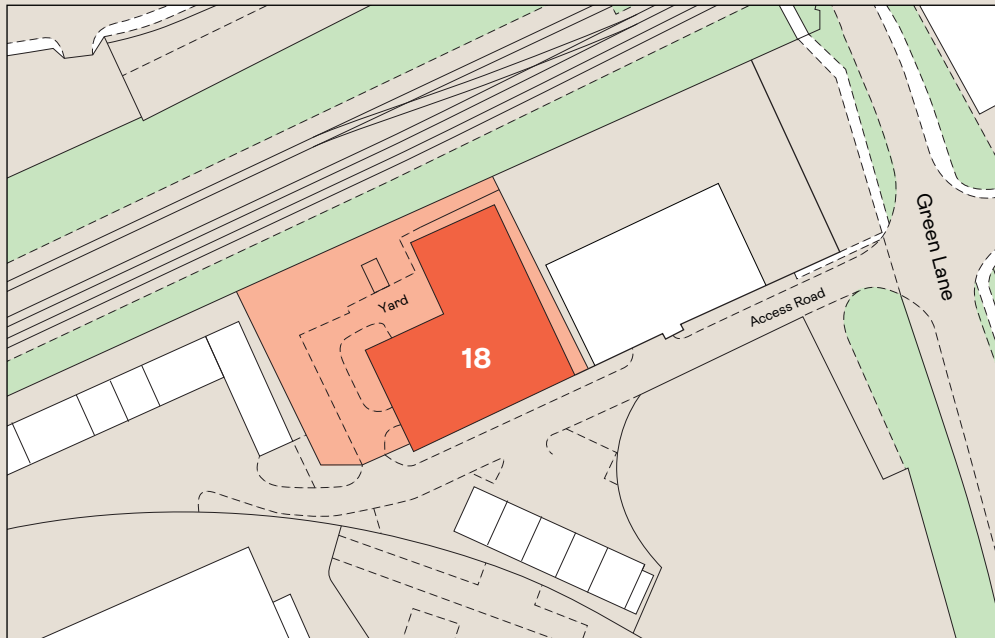
The property is of steel portal frame construction with concrete floor. The elevations are brick and under a pitched tiled roof. It was formerly occupied by the Garden House Hospice as a distribution centre and ancillary offices.

The property comprises two separate areas of ground floor warehouse/storage with roller shutter loading door to each. These are accompanied by ancillary office to ground and first floor.

Internally the warehouse area benefits from a maximum height ranging from 3.8m - 5.5m.

EPC

A copy of the EPC is available upon request.



The unit benefits from the following specification:



Three phase power



Maximum height 5.5m



Parking and forecourt loading



Secure yard area



Kitchen and WC facility to first floor offices



Two roller shutter doors

Accommodation

Ground Floor

Warehouse	3,419 sq ft
Warehouse Extension	2,128 sq ft
Offices and Ancillary Areas	2,521 sq ft
Ground Floor Level Total	8,068 sq ft

First Floor

Offices and Ancillary Areas	653 sq ft
First Floor Total	653 sq ft

Unit 18 Total

Secure and gated yard approximate gross area:	7,662 sq ft
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Location

Letchworth Garden City is located in North Hertfordshire 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 Garden City railway station provides regular services, some nonstop, to London Kings Cross in approximately 35 mins.

Letchworth Trading Estate is conveniently located close to the junction with Green Lane and Works Road and is situated in the town's principal commercial and industrial area, close to the town centre and public transport.

Terms

We are instructed to invite offers for the freehold interest in the property. Price on application.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £49,750. 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.

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 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.

Viewing / Further Information

For further information or to arrange a viewing please contact the sole letting agent:

Viv Spearing

E: viv.spearing@brownandlee.com

M: 07970 819375

Delivered by

Colmore Capital

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