

11 LACRE WAY

Letchworth Garden City  
Hertfordshire  
SG6 1NR



**TO LET.**

**INDUSTRIAL / WAREHOUSE UNIT**

1,718 SQ FT (159.6 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 Junction 9 of the A1M. To the south, the M25 provides access to the national motorway network and to the north, the A14 connects to the M1/M6 and the east coast ports. Letchworth Railway Station provides regular services, some non-stop to London Kings Cross, approximately 35 minutes. Lacre Way 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 terraced industrial units located on an established industrial estate. The subject property is located in the middle of a terrace and provides clear accommodation with WC facilities and forecourt loading and parking in front of the unit.

### Accommodation

The unit provides an open plan warehouse/industrial unit with allocated parking and forecourt loading.

The approximate gross internal area is as follows:

Warehouse/Storage	1,718 sq ft	159.6 sq m
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### Features

- Security bars to windows
- Minimum height 5.1m (16' 7")
- Maximum height 7m (22' 9")
- WC facility
- Gas heater
- Three phase power
- Roller shutter door height 4.89m (16') and width 2.98m (9' 72)
- Forecourt loading and parking

### Tenure

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

### Rental

£24,950 per annum, exclusive.

### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £14,250. 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.

### Service Charge

The Tenant will be responsible for a contribution for the service charge for the upkeep of the common parts and the amount for the current period is £TBC, plus VAT.

### Energy Performance Certificate (EPC)

The current EPC rating is D-95.

Certificate No: 1095-0097-3860-4741-8428.

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.

### Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for money laundering purposes. Registration is a legal requirement to sell property. Intending purchasers will be asked to provide 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.

