

28 JUBILEE TRADE CENTRE

Jubilee Road
Letchworth Garden City
Hertfordshire
SG6 1SP



**FOR SALE
LONG LEASEHOLD.**

**INDUSTRIAL / PRODUCTION / STORAGE UNIT WITH FIRST FLOOR
OFFICE AND AMPLE PARKING**

6,144 SQ FT (570.7 SQ M)



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Location

Letchworth Garden City is situated in North Hertfordshire, adjacent 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 direct services to London, Kings Cross, approx. 35 minutes. The airports of both Luton and Stansted are within approx. 20 minutes and 40 minutes driving time, respectively, whilst Heathrow and Gatwick are accessible via the M25. The property is located towards the northern end of Jubilee Road on the western side located at the end of a terrace.

Description

Situated within the town's principal industrial and commercial area and approx. 2/3 of a mile from the town centre, the property provides principally warehouse/production/storage accommodation with electric roller shutter door, loading facilities and ample forecourt parking to the front and side of the property. In addition, there are offices to the first floor.

There is also a shared car park located opposite the unit for occupiers on the estate.

Accommodation

Ground Floor Warehouse/ Office/Production Area	4,900 sq ft	455.3 sq m
First Floor Office	1,244 sq ft	115.6 sq m

Total

Total Net Useable Area	6,144 sq ft	570.7 sq m
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The above measurements are based on gross internal area.

Features

- WC facilities to ground and first floor
- Front roller shutter door electrically operated 3.5m x 3m (11' 4" x 9' 8")
- Side roller shutter door electrically operated 3.9m x 3m (12' 7" x 9' 8")
- Gas supply
- Three phase power
- First floor offices carpeted and lighting
- Kitchen areas to ground and first floors
- Double glazed windows to ground floor and first floor offices

Price

£795,000 long leasehold.

The property is held on two Titles HD341912 & HD363660.

Long Leasehold

The ground lease is dated 10 August 1984 for a term of 125 years on a peppercorn rent. There is a management service charge of approx. £300, plus VAT.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is Unit 28 £28,750 and Unit 28a £5,100. 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

We are advised by the owners that VAT is **not** applicable in this transaction.

Important

The services, fixtures, fittings, appliances and other items of 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 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.



