

608 JUBILEE ROAD

Letchworth Garden City
Hertfordshire
SG6 1NE



TO LET.

**DETACHED PRODUCTION/STORAGE UNIT WITH OFFICES AND
SECURE YARD**

23,440 SQ FT (2,177 SQ M)



For further information please contact: Viv Spearing

T: 01438 794595

E: viv.spearing@brownandlee.com

M: 07970 819375

W: www.brownandlee.com

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 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/warehouse space with offices to ground and first floor level. Externally, there is a self-contained yard, together with parking and forecourt loading.

Accommodation

Ground Floor Warehouse	17,488 sq ft	1,624.6 sq m
Ground Floor Office	3,039 sq ft	282.3 sq m
First Floor Office	3,039 sq ft	282.3 sq m
Total	23,566 sq ft	2,189.3 sq m

Features

- Three phase power
- Secure yard area
- Roller shutter doors
- Ground and first floor offices
- Kitchen facility
- Separate male and female toilets
- Forecourt parking and loading

Terms

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

Rental

£200,000 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £66,500. The UBR for 202/26 is 55.5p 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-77.

Certificate No. 2555-1978-7556-9923-7459.

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 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.





Brown & Lee Commercial Property Consultants LLP

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF

| Ref No: 15658E

Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

