

## UNIT 9 ASCOT INDUSTRIAL ESTATE



Icknield Way  
Letchworth Garden City  
Hertfordshire  
SG6 1TD



# TO LET.

## INDUSTRIAL / WAREHOUSE UNIT

1,723 SQ FT (160.1 SQ M)



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## Location

The property is located 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 Mainline Railway Station provides direct services to London Kings Cross, approximately 40 minutes.

## Description

The property is located in the middle of a small estate and consists of a semi-detached property. The unit offers clear production/storage space with loading and parking facilities.

## Accommodation

The open plan storage area has a WC and kitchen facility and the approximately gross internal area is as follows:

Total net useable area	1,723 sq ft	160.1 sq m
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## Features

- 2 x WC facilities
- Three phase power
- Up and over roller shutter door 3.3m x 4.5m (10' 8" x 14' 7")
- LED lighting
- Gas supply not connected
- Maximum height 6.4m (20' 9")
- Minimum height 5m (16' 4")

## Tenure

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

## Rental

£24,250 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 2025/26 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.

## Service Charge

There is a service charge for the upkeep of the common parts on the estate and the current amount for the period is £TBC, plus VAT.

## 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.

