

# FOR SALE

## Rare Freehold Opportunity

17 & 18 Letchworth Trading Estate, Letchworth Garden City, SG6 1HP

**Unit 17 - 6,882 sq ft (639.4 sq m)**



**Unit 18 - 8,722 sq ft (810.3 sq m)**



**Industrial / Storage Units with Secure Gated Yards**  
Combined total of 15,604 sq ft (1,449.7 sq m)



# 17 Letchworth Trading Estate SG6 1HP

## Description

Unit 17 occupies a prime position on the estate, benefiting from direct frontage onto Green Lane and excellent visibility from the main approach. The property is a detached industrial/warehouse building incorporating two-storey offices to the front and a secure gated yard accessed directly from the estate road.

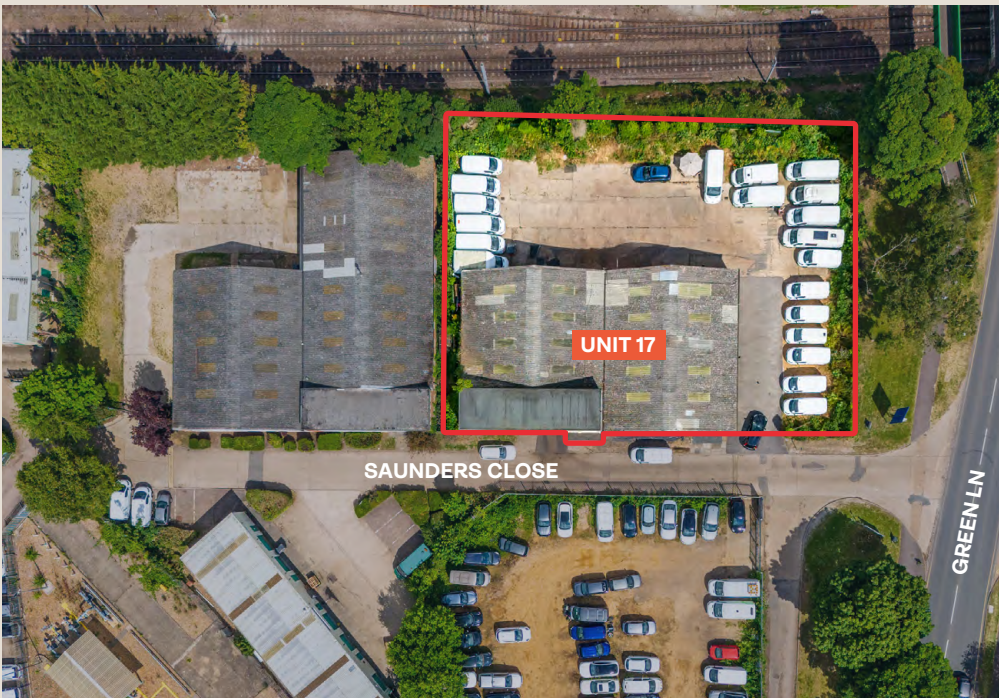
Constructed around a steel portal frame with brickwork elevations beneath a profile sheet roof, the unit provides high-quality, flexible accommodation suitable for a range of industrial, trade, or distribution uses.

Internally, the property comprises predominantly open-plan ground floor warehouse space with a section of first floor office accommodation.

Unit 17 is currently let at £44,000 per annum until 30 May 2026, with a Landlord rolling break clause on six months' notice.

## EPC

B-49.



## The units benefits from the following specification:



Three phase power



Maximum height 5.5m



Parking and forecourt loading



Secure gated yard



Kitchen and WC facility to first floor offices



Four roller shutter doors

## Accommodation

<b>UNIT 17</b>	
<b>Ground Floor</b>	
Warehouse	5,686 sq ft
Offices and Ancillary Areas	498 sq ft
<b>Ground Floor Level Total</b>	<b>6,184 sq ft</b>
<b>First Floor</b>	
Offices and Ancillary Areas	698 sq ft
<b>First Floor Total</b>	<b>698 sq ft</b>
<b>Unit 17 Total</b>	<b>6,882 sq ft</b>
Secure and gated yard approximate gross area:	11,412 sq ft



<b>UNIT 18</b>	
<b>Ground Floor</b>	
Warehouse	3,419 sq ft
Warehouse Extension	2,128 sq ft
Offices and Ancillary Areas	2,521 sq ft
<b>Ground Floor Level Total</b>	<b>8,068 sq ft</b>
<b>First Floor</b>	
Offices and Ancillary Areas	653 sq ft
<b>First Floor Total</b>	<b>653 sq ft</b>
<b>Unit 18 Total</b>	<b>8,722 sq ft</b>
Secure and gated yard approximate gross area:	7,662 sq ft

<b>COMBINED TOTAL</b>	<b>15,604 sq ft</b>
Yard areas combined	19,074 sq ft



# 18 Letchworth Trading Estate SG6 1HP

## Description

Unit 18 also benefits from a prominent position on the estate, with a detached building featuring two-storey offices to the front and a secure gated yard accessed directly from the main estate road. The property benefits from excellent roadside visibility and flexible layout, making it suitable for a range of industrial, trade, or distribution uses.

Constructed with a steel portal frame, brickwork elevations, and a profile sheet roof, the unit provides robust and versatile accommodation. Internally, Unit 18 offers two separate ground floor warehouse/storage areas, each with a roller shutter loading door, together with ancillary offices on ground and first floors. The warehouse space has clear internal height of between 3.8m and 5.5m.

The unit is currently vacant and free of occupation.

## EPC

C-54.



## The units benefits from the following specification:



Three phase power



Maximum height 5.5m



Parking and forecourt loading



Secure gated yard



Kitchen and WC facility to first floor offices



Two roller shutter doors

## Accommodation

<b>UNIT 17</b>	
<b>Ground Floor</b>	
Warehouse	5,686 sq ft
Offices and Ancillary Areas	498 sq ft
<b>Ground Floor Level Total</b>	<b>6,184 sq ft</b>
<b>First Floor</b>	
Offices and Ancillary Areas	698 sq ft
<b>First Floor Total</b>	<b>698 sq ft</b>
<b>Unit 17 Total</b>	<b>6,882 sq ft</b>
Secure and gated yard approximate gross area:	11,412 sq ft



<b>UNIT 18</b>	
<b>Ground Floor</b>	
Warehouse	3,419 sq ft
Warehouse Extension	2,128 sq ft
Offices and Ancillary Areas	2,521 sq ft
<b>Ground Floor Level Total</b>	<b>8,068 sq ft</b>
<b>First Floor</b>	
Offices and Ancillary Areas	653 sq ft
<b>First Floor Total</b>	<b>653 sq ft</b>
<b>Unit 18 Total</b>	<b>8,722 sq ft</b>
Secure and gated yard approximate gross area:	7,662 sq ft



<b>COMBINED TOTAL</b>	<b>15,604 sq ft</b>
Yard areas combined	19,074 sq ft

## 17 & 18 Letchworth Trading Estate SG6 1HP

### 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 two units both separately or together. Price on application.

### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £41,000 for Unit 17 and £49,750 for Unit 18. 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:

**Christie Bays**

E: [Christie.Bays@brownandlee.com](mailto:Christie.Bays@brownandlee.com)

M: 07436 031722

**Jake Wall**

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Delivered by

## Colmore Capital

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