

UNIT 2 BUSINESS CENTRE WEST

**BROWN  
&LEE**  
Property Consultants

Avenue One  
Letchworth Garden City  
Hertfordshire  
SG6 2HB



**TO LET.**

**STORAGE / PRODUCTION UNIT  
910 SQ FT (84.62 SQ M)**



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## Location

The business park incorporates various sized units arranged in a horseshoe layout and is within easy location of the Leisure Centre and Sainsbury's Superstore. Letchworth Garden City Railway Station, with frequent services to London King's Cross are within one mile, whilst Junction 9 of the A1(M) is approximately 1.5 miles away, giving motorway access to the M25 (22 miles), London (25 miles) and Stevenage (5 miles).

## Description

The development comprises of terraced units located on an established business park. Unit 2 is an end of terrace unit fronting onto Sixth Avenue and offers open plan/storage/production accommodation.

## Accommodation

The approximate net useable areas are as follows:

Gross Internal Area	910 sq ft	84.62 sq m
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## Features

- Three phase power
- Minimum eaves height 3.72 m
- Maximum eaves height 5.09 m
- Concertina loading door 2.55 m wide x 3.51 m high
- Parking immediately outside for 1 vehicle
- Gas radiant heater
- Tea point/sink unit at rear of unit
- Shared WC facilities

## Tenure

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

## Rental

£10,000 per annum, exclusive.

## Service Charge

There is a service charge for the upkeep of the common parts, and the current amount is £4,596.52 for the period ending March 2026. This figure is exclusive of VAT.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £9,000. 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.

## Energy Performance Certificate (EPC)

The Asset Rating is B-44 expiring on 27<sup>th</sup> April 2033, certificate reference number: 7664-0400-0020-7993-9055. 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.

