

## UNIT 6 BUSINESS CENTRE WEST

Avenue One  
Letchworth Garden City  
Hertfordshire  
SG6 2HB



# TO LET.

**STORAGE / PRODUCTION UNIT – TO BE REFURBISHED  
PROMINENT POSITION**

1,228 SQ FT (114.1 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 6 is in the middle of a terrace fronting onto Dunhams Lane and offers storage/production accommodation.

## Accommodation

The approximate net useable areas are as follows:

Gross Internal Area	1,228 sq ft	114.1 sq m
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## Features

- Three phase power
- Parking immediately outside unit
- Refurbished to white box specification
- Shared WC facilities
- Concertina door approximately 3.5m wide x 2.3 high (11' 4" x 7' 5")
- Additional parking available within the estate

## Tenure

Our clients can offer a new full repairing and insuring lease for a term of 6 years. Our clients will consider a Tenant break at the end of year 3, if required or alternatively a straight 5-year lease.

## Rental

£13,500 per annum, exclusive plus VAT.

## Service Charge

There is a service charge for the upkeep of the common parts, and the current amount is £4,883.72 per annum plus VAT, from March 2026 to March 2027.

## 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 2026/27 is 43.2p 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 EPC has an Asset Rating of B-46 expiring 16 March 2033. Certificate Reference No. 0086-4456-9683-3591-6788. A copy of the EPC is available on 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.

