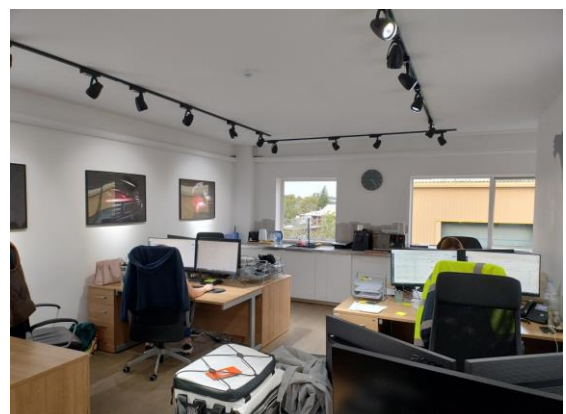


# Unit 8 Woodside Industrial Estate Works Road Letchworth SG6 1LA

## For Sale (Virtual Freehold)

Modern Warehouse / Production Unit

**3,383 Sq Ft (GIA) Approx.**  
Plus 1,580 Sq Ft Mezzanine Store



# Unit 8 Woodside Industrial Estate

## Works Road, Letchworth SG6 1LA

### LOCATION

Letchworth is a major centre in north Hertfordshire close to Baldock, Hitchin and Stevenage. It adjoins Junction 9 of the A1(M) and the A505 trunk road provides an east west link between the M1 at Luton and Cambridge and East Anglia. Letchworth station provides a fast electrified service to London Kings Cross.

Woodside Industrial Estate is a modern development of 26 units fronting on to Works Road in the centre of the main commercial area easily accessible to the Station and Town Centre. Current estate trade counter operators include Toolstation, City Plumbing and GSF Car Parts.

### DESCRIPTION

Woodside Industrial Estate is a modern development of 26 units fronting on to Works Road in the centre of the main commercial area.

Unit 8 is a full height end of terrace warehouse / production unit which has been substantially fitted out with a mezzanine storage floor (removable if not required) and fully fitted well specified first floor offices.

Features including the following:

- Full height loading door
- Clear span steel portal frame construction with 6m eaves height
- Efficient mezzanine storage floor

### FLOOR AREAS (GROSS INTERNAL) APPROX.

Ground floor	2,608 sq ft
First floor offices	<u>775</u> sq ft
<b>Total</b>	<b>3,383 sq ft</b>

Plus mezzanine storage floor 1,580 sq ft

### PARKING

6 allocated car spaces.

### TERMS

Available for sale on the basis of a 999-year lease (less 10 days) from 25 December 1909.

Price £575,000. VAT is not payable.

### GROUND RENT

Current ground rent £3,017.52 per annum + VAT.

### SERVICE CHARGE

Current service charge £319.60 per annum + VAT.

### RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Up to 31 March 2023 £24,750 then £34,250.

Rates payable approx. 49.9% for the y/e 31/3/2024.

### AVAILABILITY

At an early date to be agreed.

### INSPECTION

For further information please contact:

Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or  
Clay Davies ([c.davies@davies.uk.com](mailto:c.davies@davies.uk.com)) or  
Mike Davies ([m.davies@davies.uk.com](mailto:m.davies@davies.uk.com)) or  
Telephone 01707 274237.

### NOTES:

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. [www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition](http://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition).

Energy Performance Certificate: Category E (104)

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.