

# 17 Jubilee Trade Centre

Jubilee Road  
Letchworth SG6 1SP

## For Sale (Virtual Freehold)

Light industrial / warehouse unit with first floor offices.

Ground Floor	1,808 Sq Ft
First Floor	<u>1,307 Sq Ft</u>
<b>Total</b>	<b>3,115 Sq Ft</b>



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File Photo

# Unit 17 Jubilee Trade Centre

## Jubilee Road, Letchworth SG6 1SP

### LOCATION

Letchworth is a major commercial centre with a wide range of manufacturing and distribution companies.

It is located in North Hertfordshire approximately 30 miles north of London adjoining junction 9 of the A1(M). The A505 passes through the town providing an east/west link between the M1 and the airport at Luton and East Anglia via Royston.

The town centre provides a range of shopping and leisure facilities and a fast electrified train service to London Kings Cross.

The property is located towards the centre of the established trade centre.

### DESCRIPTION

The property comprises of a single storey production / warehouse unit with front loading and parking.

There is a large first floor open plan office incorporating kitchen and toilet accommodation.

3-phase power distribution and lighting are provided.

There is a loading door at the front measuring 2.95 wide x 4.00 high.

### APPROXIMATE FLOOR AREA (GIA)

Ground Floor	1,808 Sq Ft
First floor offices	<u>1,307 Sq Ft</u>
<b>Total</b>	<b>3,115 Sq Ft</b>

### RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £15,500.

Rates payable 49.9% for the y/e 31/03/2024.

### TERMS

The property is available for sale on the basis of a 125-year lease at a nil rent from 10 August 1984.

Price £400,000.

Further details on request.

All terms are subject to VAT where applicable.

### TIMING

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 telephone 01707 274237.

### NOTES:

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

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors.

Energy Performance Certificate: F(136)

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.

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