

13 LACRE WAY

Letchworth Garden City
Hertfordshire
SG6 1NR



TO LET.

INDUSTRIAL / WAREHOUSE UNIT WITH FIRST FLOOR OFFICE

2,231 SQ FT (207.2 SQ M)



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Location

Letchworth Garden City is located in North Herts, 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 Railway Station provides regular services, some non-stop to London Kings Cross, approximately 35 minutes.

Lacre Way is situated in the town's principal commercial and industrial area off Works Road, located close to the town centre and public transport.

Description

The development comprises of terraced industrial units located on an established industrial estate, each providing principally clear accommodation with loading doors and parking. The subject property is located in the middle of a terrace. The unit is fitted out with ground floor reception/office and first floor office with kitchen area.

Accommodation

Ground Floor

Reception/Office	520 sq ft	48.3 sq m
Production/Storage	1,191 sq ft	110.6 sq m

First Floor

Office	520 sq ft	48.3 sq m
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Total

Total gross internal area	2,231 sq ft	207.2 sq m
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Features

- WC facility
- Three phase power
- Gas supply
- Loading and parking
- Roller height 2.98m wide x 5.1m high (9' 7" x 16' 7")
- Maximum eaves height 7.01 m (22' 9")
- Kitchen to first floor
- First floor offices with carpets

Tenure

The property is available on a new lease for a minimum term of either 5 or 6 years with a 3 year break clause.

Rental

£28,500 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £14,000. The UBR for 2023/24 is 51.2p 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)

A copy of the EPC is available upon request.

Current Asset Rating is D-96.

Certificate No. 9751 7837 2694 4938 5581.

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.

