

25 BUSINESS CENTRE WEST

Avenue One
Letchworth Garden City
Hertfordshire
SG6 2HB



TO LET.

**INDUSTRIAL /STORAGE UNIT – Available August 2024
(option to inherit 626 sq ft of first floor office)**

925 SQ FT (85.9 SQ M)



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Location

Letchworth Business Park has established itself as the premier commercial location of Letchworth Garden City. The landscaped Business Park, covering 50 acres, incorporates many different businesses of varying sizes and also has the benefit of a Leisure Centre and a Sainsburys superstore.

Letchworth town centre and mainline station, with frequent services to King's Cross, are within a 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. Each providing principally clear accommodation with loading doors and forecourt parking. All units have access to shared WC facilities via rear personal doors.

Concertina loading doors circa 3.65m (11'9") high x 2.53m (8'3") wide. The subject property is located in the middle of a terrace.

Accommodation

The approximate gross internal area is as follows:

Unit 25	925 sq ft	85.9sq m
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In addition the current tenant has installed 626 sq ft of office which can be left or removed if required.

Features

- Concertina shutter 3.59m x 2.47m
- Minimum eaves 3.98m
- LED lighting
- Shared WC facilities
- Forecourt parking and loading
- Kitchenette
- 3 phase power
- Offices are carpeted and have aircon

Tenure

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

Rental

£11,950 per annum, exclusive.

Service Charge

£5,401.95 plus vat for the current period ending March 2025.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £9,000. The UBR for 2024/25 is 54.6p 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.

The current rating is B-40

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.

