Davies Hiller
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Letchworth
Industrial
TO LET

ATTRACTIVE MODERN WAREHOUSE / PRODUCTION UNIT
4,516 SQ FT (GIA) APPROX.

Rent: £60,995 p.a.

Unit 1 Amor Way
Dunhams Lane
Letchworth
Hertfordshire
SG6 1UG

- 6.6m headroom
- Full size loading door
- High quality design
- Located by entrance to estate
- 9 parking spaces

Ref I46-10

UNIT 1 AMOR WAY, DUNHAMS LANE, LETCHWORTH, HERTFORDSHIRE, SG6 1UG

LOCATION

Letchworth is a major commercial centre in North Hertfordshire adjoining Junction 9 of the A1(M) approximately 39 miles north of Central London.

This famous Garden City town offers an attractive landscaped setting and has a major modern commercial area centred on the Business Park.

Communications are excellent with an addition to the A1M, the A405 providing an east west link between the M1 and Luton and the M11 and Cambridge. There is a fast train service to London King's Cross / St. Pancras.

ACCOMMODATION

The property forms part of an attractive small modern development adjoining Letchworth Business Park offering easy access to the A1(M) and town centre.

It has an individual and high quality design and located at the front end of a short terrace close to the entrance to the development with excellent car parking and loading facilities.

The property is constructed of a single clear span steel portal frame with part brick, part glazed elevations with entrance feature and full sized loading door.

It has an eaves height of approximately 6.6m and office accommodation at ground and first floor level.

Features:

* A small attractive development.
* High specific individually designed end of terrace unit.
* Ground floor office / showroom
* First floor fully fitted offices.
* Full size electric loading door.
* Eaves height 6.6m.

There is a dedicated loading and parking area at the front finished with brick paviours providing 9 car parking spaces.

FLOOR AREAS (approx. GIA)	Sq Ft
Ground Floor	4,039
First Floor Offices	477
TOTAL	4,516
Car Parking Spaces	9

TERMS

Available on a new lease for a term to be agreed. Rent £60,995 per annum.

Rent and other property outgoings are subject to VAT.

BUSINESS RATES

To be independently assessed.

EPC

C(73)

For further information please contact Davies Hiller on 01707 274237

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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. 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-1sr-ediction. The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are threrefore expressly excluded from any contract.

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