Davies

01707 274237

Letchworth Garden City

Industrial

FOR SALE/TO LET

MODERN WAREHOUSE / PRODUCTION UNIT

1,631 SQ FT

Price: £275,000 No VAT
Rent: £22,500 p.a.

Unit 16 Woodside Ind Park
Works Road
Letchworth Garden City
Hertfordshire
SG6 1LA

- Fully Fitted First Floor Offices
- 6m Eaves Height
- Electric loading door
- 5 allocated parking spaces
- No VAT

Ref I68-14

UNIT 16 WOODSIDE IND PARK, WORKS ROAD, LETCHWORTH GARDEN CITY, HERTFORDSHIRE, SG6 1LA

LOCATION

Letchworth is a popular location for warehouse and production occupiers in north Hertfordshire, adjoining Junction 9 of the A1(M). The A505 trunk road provides an important east-west link between the M1 at Luton, Cambridge and East Anglia.

Letchworth railway station offers a fast, electrified service to London King's Cross, making the area highly accessible for commuters and business travel. Stevenage, Hitchin and Baldock are all located nearby, further enhancing the local labour and amenities offering.

ACCOMMODATION

Woodside Industrial Estate is a modern development comprising 26 units, fronting Works Road in the heart of the main commercial area.

Unit 16 is centrally positioned within the estate and comprises a mid-terrace industrial unit offering a clear-span warehouse / production area with approx. 6m eaves height. The property benefits from a full-height electric loading door and fully fitted first-floor offices to the front. WCs (ladies and gents) together with a tea point are located beneath the office area.

Key features include:

* Clear-span steel portal frame construction
* Approx. 6m eaves height
* Fully fitted first-floor offices
* Electric loading door
* 5 allocated parking spaces

FLOOR AREAS (approx.)	Sq Ft
Ground Floor	1,133
First Floor	498
TOTAL	1,631

TERMS

Available on a new lease for a term to be agreed. Rent £22,500 p.a.

Alternatively the property is available for sale on the basis of a 999-year lease (virtual freehold) from 999 years (less 10 days) from 01.04.1909.

Price £275,000.

Ground rent £1,340 per annum plus VAT (Reviewed 25 Dec 2033).

BUSINESS RATES

Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £20,500.

Rates payable 43.2 % for the full y/e 31/03/2027.

EPC

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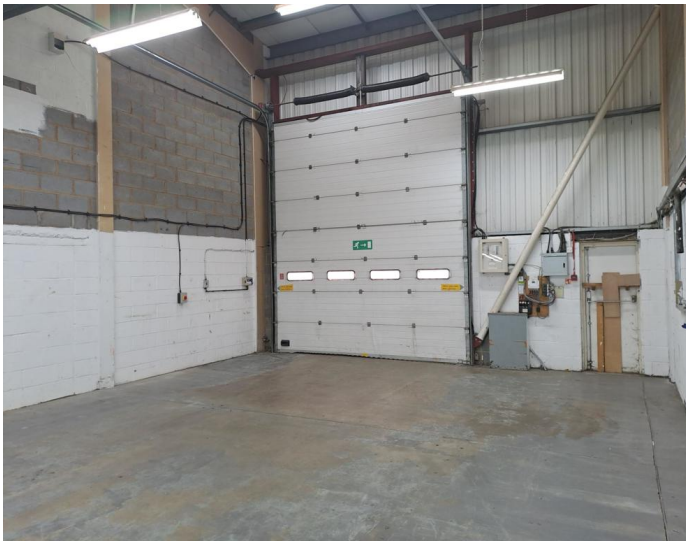

For further information please contact Davies & Co on 01707 274237

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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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