Davies
01707 274237

Letchworth
Industrial
TO LET

# MODERN WAREHOUSE / LIGHT INDUSTRIAL PREMISES
## 1,920 SQ FT

**Rent: £36,000 p.a.**

Unit 30/31 Hub Space
Works Road
Letchworth
Hertfordshire
SG6 1GJ

- Smart modern unit
- Motor trade not permitted
- Two roller shutters
- Unallocated parking

Ref I12-10

# UNIT 30/31 HUB SPACE, WORKS ROAD, LETCHWORTH, HERTFORDSHIRE, SG6 1GJ

## LOCATION
Letchworth is a major established commercial centre adjoining junction 9 of the A1(M) in north Hertfordshire approximately 32 miles north of London.

In addition to the A1(M) the A505 provides a trunk road connection between the M1 at Luton and M11 at Cambridge.

Letchworth station provides a fast-electrified service to London Kings Cross.

The property is located in the main Business Park area within walking distance of the Town Centre.

## ACCOMMODATION
A modern, single storey, open plan light industrial unit offering very flexible space within a wider serviced office development.

The accommodation offers the following features:

Two 3 phase electrical supplies
Separate communal WC and kitchenette
Two full size loading doors
Suitable for a wide range of uses
LED lighting
On site management team
Meeting room for available for hire

There is currently no office accommodation but adjacent serviced space is available by separate negotiation.

Motor related uses are not permitted.

| FLOOR AREAS (approx. GIA) | Sq Ft |
|---|---|
| TOTAL | 1,920 |

## TERMS
The property is available to let on a new lease for a term to be agreed.

## EPC
Available upon request.

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

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.

For further information please contact Daniel Hiller (d.hiller@davies.uk.com) or Clay Davies (c.davies@davies.uk.com) or telephone 01707 274237.

**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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