Davies Hiller
01707 274237

Letchworth
Industrial
TO LET

DETACHED WAREHOUSE / PRODUCTION UNIT
11,905 SQ FT

Rent: £160,000 p.a.

18 Amor Way
Dunhams Lane
Letchworth
Hertfordshire
SG6 1ZA

- High Specification Throughout
- 6m Headroom
- 40 Parking Spaces
- Self Contained Premises

Ref I11-9

18 AMOR WAY, DUNHAMS LANE, LETCHWORTH, HERTFORDSHIRE, SG6 1ZA

LOCATION
Letchworth Garden City has a strong established commercial base reflecting the combination of its attractive environment and convenient transport links.

It is located adjoining junction 9 of the A1(M) approximately 35 miles north of central London. The A405 provides a fast convenient access to Cambridge and East Anglia and to Luton and the M1.

Letchworth station provides a fast electrified service to London Kings Cross and northwards to Cambridge or to Peterborough and the north.

In addition to the attractive town centre Letchworth Business Park provides an out of town retail centre including Sainsbury's and the North Herts Leisure Centre which is close by.

ACCOMMODATION
An impressive fully fitted detached building standing at the front of a high quality development on the edge of Letchworth Business Park.

The front elevation incorporates full height glazed curtain walling and brickwork and there is a rear self-contained yard area with access via two separate full sized loading doors.

Office accommodation is provided along the front elevation at ground and first floor level which upstairs has been recently refitted including feature full height glazed partitions, LED lighting and air conditioning.

The ground floor offices could easily be opened up to form an extension of the warehouse/production area.

There is parking at the front of the building and in the loading yard at the rear with about 40 spaces.

The clear internal headroom to the warehouse is approximately 6m. Heating and lighting are provided.

There is a generally high level of fit out.

FLOOR AREAS (approx. GIA)	Sq Ft
Ground Floor	8,891
First Floor Offices	3,014
TOTAL	11,905

TERMS
Available on a new lease for a term to be agreed.

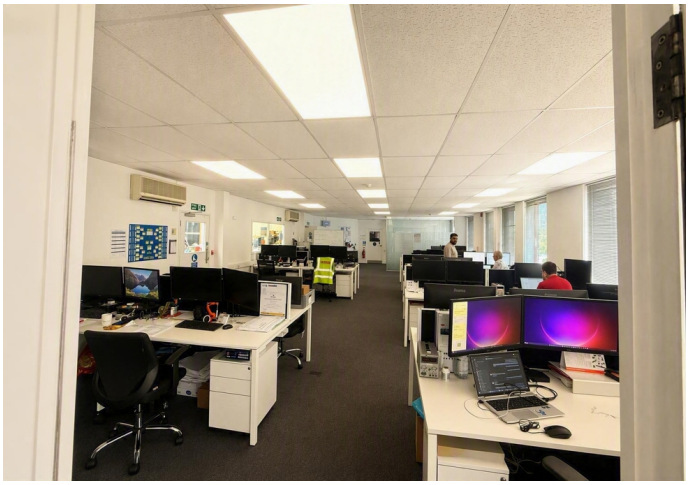
Available upon surrender of the existing tenants lease.

SERVICE CHARGE
There is a small estate service charge billed on a ad-hoc basis.

BUSINESS RATES
Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £125,000.

Rates payable approx. 48% for the y/e 31/3/2027.

EPC
To be confirmed.



For further information / viewing 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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