Davies
01707 274237

Letchworth Garden City
Industrial
TO LET

WAREHOUSE / PRODUCTION BUILDING
2,935 SQ FT (APPROX.)

Rent: £29,950 p.a.

Unit 3 Woodside Industrial Estate
Works Road
Letchworth Garden City
Hertfordshire
SG6 1LA

- Clear-span steel portal frame construction
- 6m approx. eaves height
- Full-height ground floor warehouse/production area
- Full-size manual loading door
- Newly decorated and carpeted first floor offices

Ref I62-9

UNIT 3 WOODSIDE INDUSTRIAL ESTATE, 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 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.

ACCOMMODATION

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

Unit 3 is an end-of-terrace unit situated at the head of the estate, providing a full-height warehouse/production area with an eaves height of approximately 6m. The space offers a versatile layout suitable for a range of industrial and trade counter uses.

The warehouse is accessed via a full-size manual loading door and benefits from windows to both the front and side elevations, providing good natural light.

There are well-appointed first floor offices together with a tea point and single WC.

5 dedicated parking spaces are included with the demise, with 2 spaces located outside the unit and 3 spaces opposite Units 17-18.

**** Please note that the photographs included within these particulars were taken prior to the commencement of the current lease and are provided for indicative purposes only.**

FLOOR AREAS (approx. GIA)	Sq Ft
Ground Floor	2,072
First Floor	863
TOTAL	2,935

TERMS

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

Rent £29,950 per annum plus VAT

BUSINESS RATES

Please see the Valuation Office Agency Website (www.voa.gov.uk). There are currently 2 separate assessments of £21,500 and £13,750.

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

EPC

Available shortly.

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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