

7 LACRE WAY

Letchworth Garden City
Hertfordshire, SG6 1NR



LIGHT INDUSTRIAL/WAREHOUSE UNIT

459 sq ft (42.6 sq m)

TO LET

Location

Letchworth Garden City is located in North Herts close to the Bedfordshire border and adjacent to junction 9 of the A1(M). To the south the M25 provides access to the national motorway network and to the north the A14 connects to the M1/M6 and east coast ports. Letchworth railway station provides regular services some nonstop to London King's Cross (approximately 35 minutes).

Lacre Way is situated in the town's principal commercial and industrial area off Works Road located close to the town centre and public transport.

Description

The development comprises of terraced industrial units located on an established industrial estate. Each providing principally clear accommodation with loading doors and parking.

Accommodation

Gross internal area 459 sq ft (42.6 sq m).

Features

- WC facility
- Three phase power
- 2 Car parking spaces
- Min eaves height 3.3m (10'8")
- Max eaves height 5.7m (18'7")
- Up + over loading door 2.9m (9'5") high x 2.4m (7'8") wide
- Newly decorated
- LED lighting

Rent

The property is available on a new full repairing and insuring lease for a term to be agreed at a rental of £5,950 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £2,850. The UBR for 2019/20 is 50.4p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Service Charge

The service charge for 2019/20 is £269.35, plus VAT.

Energy Performance Certificate (EPC)

The Energy Performance Asset rating is D-87. Reference number is 9184-3055-0813-0300-2725. A copy of the EPC is available on request.

VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.



Brown&Lee
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