19 WOODSIDE INDUSTRIAL PARK
Works Road, Letchworth Garden City,
Hertfordshire, SG6 1LA

WAREHOUSE/PRODUCTION UNIT
1,630 sq ft (151.3 sq m)
FOR SALE
(LONG LEASEHOLD)

T: 01438 316655
W: www.brownandlee.com
Location
Letchworth Garden City is situated in North Hertfordshire 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 direct services to London King’s Cross (approximately 45 minutes). The airports at both Luton and Stansted are within approximately 20 minutes and 40 minutes driving time respectively, whilst Heathrow and Gatwick are accessible via the M25.

Description
The Woodside Industrial Park is situated approximately ½ of a mile from the town centre and comprising of a modern development of 26 units within the town’s principal commercial and industrial area and is located at the end of a terrace. The unit provides warehouse/production space with offices at first floor.

Accommodation

<table>
<thead>
<tr>
<th>Ground Floor</th>
<th>First Floor</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Warehouse/production</td>
<td>1,132 sq ft</td>
<td>105.1 sq m</td>
</tr>
<tr>
<td>Offices</td>
<td>498 sq ft</td>
<td>46.2 sq m</td>
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<tr>
<td>Gross internal area</td>
<td>1,630 sq ft</td>
<td>151.3 sq m</td>
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</tbody>
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Features
- Three phase power and gas supply
- Sectional up and over loading door approximately 14’7” high x 13’2” wide (4.5m x 4m)
- WC facility
- Kitchen area
- Parking to front, loading to rear
- Office areas with storage heaters, carpeted and lighting

Price
The property is available for sale on a long leasehold at £225,000 plus VAT

Ground Lease
We understand that the Woodside Industrial Park is held on two ground leases of 999 years from March 1910. The present ground rent of £2,855.48 per annum is subject to rent reviews, the next review is due 25th December 2033. The ground rent is portioned between the respective units on the estate.

Rates
We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £10,000. The UBR for 2019/20 is 50.4 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.

Energy Performance Certificate (EPC)
A copy of the EPC is available upon 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.

For further information, please contact: Viv Malins
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