

8 LACRE WAY

Letchworth Garden City
Hertfordshire, SG6 1NR



LIGHT INDUSTRIAL/WAREHOUSE UNIT

1,892 sq ft (175 sq m)

ASSIGNMENT OF EXISTING LEASE

Brown & Lee
Chartered Surveyors

T: 01438 316655

W: www.brownandlee.com

PAI
Commercial
Property Network
www.pai.uk.com

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 1,892 sq ft (175 sq m).

Features

- WC facility x2
- Three phase power
- Gas supply
- Loading and parking
- Roller shutter height 2.4 m (7'8") wide x 3.4 m (11'1") high
- Max eaves height 4.9 m (16'1")
- Kitchen area

Rent

The property is available by way of an existing lease dated 7th November 2018 for a term of 5 years with a break option on 6th November 2021 on 6 months prior written notice. The passing rental is £15,000 per annum exclusive.

Alternatively the property may be available on a new lease for a term to be agreed.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £8,100. The UBR for 2020/21 is 51.2p 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 cost for the service charge for the current year is £1,229.43 plus VAT.

Energy Performance Certificate (EPC)

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

Chartered Surveyors

For further information, please contact: Viv Malins

T: 01438 794595

E: viv.malins@brownandlee.com

M: 07970 819375

W: www.brownandlee.com

Brown & Lee Commercial Surveyors LLP 15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref: 11714
In association with: Brown & Lee Aylesbury, Milton Keynes & Bedford

Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract.
All prices and rentals are quoted exclusive of VAT | **Regulated by RICS**

