

20 WOODSIDE INDUSTRIAL PARK

Works Road, Letchworth Garden City,
Hertfordshire, SG6 1LA



WAREHOUSE / PRODUCTION / TRADE* UNIT

(*Subject to planning consent if required)

6,849 sq ft (636.2 sq m)

TO LET

Brown & Lee

Chartered Surveyors

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 and 40 minutes driving time respectively, whilst Heathrow and Gatwick are accessible via the M25

Description

The Woodside Industrial Park is located approximately ½ of a mile from the town centre and comprises of a modern development of 26 units within the town's principle commercial and industrial area.

The unit provides principally clear warehouse/production space with offices at first floor.

Accommodation

The approximate net useable areas are as follows:

Unit 20

Ground floor warehouse	5,655 sq ft	525.3 sq m
Ground floor reception/WC	124 sq ft	11.5 sq m

First floor office	1,070 sq ft	99.4 sq m
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Total

Total gross floor area	6,849 sq ft	636.2 sq m
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Features

- Three phase power and gas supply
- Roller shutter loading doors approximately 14'9" high x 13' (4.5 m x 3.9 m)
- Maximum eaves height approximately 29'6" (9 m)
- Minimum eaves height approximately 21'6" (6.5 m)
- 7 Car parking spaces
- Gas fired heating in the reception and first floor office

Tenure

Available on a new lease on full repairing and insuring terms.

Rent £59,950 per annum, exclusive.

If a longer lease is required then an attractive package of incentives are available to suit individual circumstances.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £36,250. 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.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

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 Joint Agents:

Daniel Musgrove

T: 01438 794586

E: daniel.musgrove@brownandlee.com

M: 07966 144131

W: www.brownandlee.com

Viv Malins

T: 01438 794595

E: viv.malins@brownandlee.com

M: 07970 819375

W: www.brownandlee.com

Andrew Veitch

T: 0131 221 2453/M: 07826 947 321

E: andrew.veitch@montagu-evans.co.uk

Paul Londra

T: 020 7312 7550/M: 07779 269290

E: paul.londra@montagu-evans.co.uk

Brown & Lee Commercial Surveyors LLP 15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref: BL3685

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

