

11 – 12 JUBILEE TRADE CENTRE

Jubilee Road, Letchworth Garden City,
Hertfordshire, SG6 1SP



INDUSTRIAL / PRODUCTION / STORAGE UNIT

3,467 sq ft (322.12 sq m)

TO LET / FOR SALE

Brown & Lee

Chartered Surveyors

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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 of both Luton and Stansted are within approximately 20 minutes and 40 minutes driving time respectively whilst Heathrow and Gatwick are accessible via the M25. The property is located towards the northern end of Jubilee Road on the Western side, opposite Jubilee Trade Centre.

Description

Situated within the town's principal industrial and commercial area and approximately $\frac{3}{8}$ of a mile from the town centre, the property provides warehouse/production/storage space with loading and parking.

Accommodation

Ground Floor

Warehouse/storage	3467 sq ft	322.12 sq m
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Features

- Three phase power supply
- Gas supply
- Folding loading door 3.92m high x 3.01m wide (12'8" x 9'8")
- W/C facilities and kitchenette
- Min eaves height 4.31m (14')
- Lighting
- Security alarm may be available

Tenure

Our clients are able to offer a new internal repairing and insuring lease for a term to be agreed.

Rental

£27,000 per annum, exclusive.

Price

£325,000 long leasehold

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £14,750. 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.

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.

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.

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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**

