

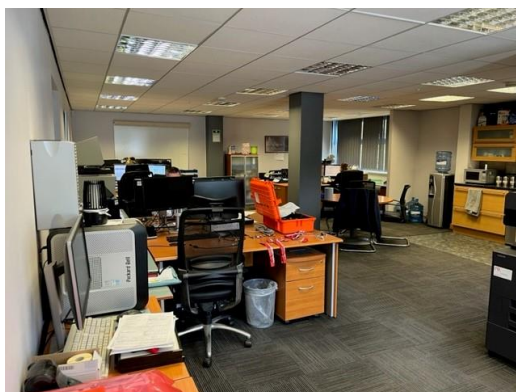
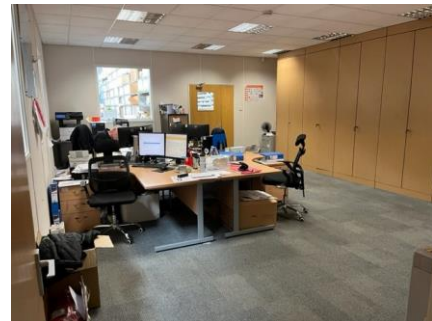
Fifth Avenue Letchworth SG6 2HW

To Let

High Quality Warehouse Unit

7,306 Sq Ft (GIA) Approx.

- Exceptional headroom
- Ancillary offices
- Loading canopy



D8775
I31-11

Unit Two, Fifth Avenue Letchworth Business Park, SG6 2HW

LOCATION

Letchworth offers a world renowned planned landscaped town design and is strategically located in north Hertfordshire adjoining Junction 9 and 10 of the A1(M).

The A505 provides an east west link between the M1 at Luton and the M11 at Cambridge via Royston.

The adjoining major Business Park incorporates a Sainsbury's Superstore and retail park as well as the North Hertfordshire Leisure Centre.

The town centre provides a range of shopping and leisure facilities and a fast electrified train to London Kings Cross / St Pancras.

DESCRIPTION

The property forms part of one larger prestige headquarters warehouse complex from which it is sublet.

It is a high specification individual modern unit of a high-quality design sharing its yard with the landlord who has a low intensity business mainly in dental products.

The construction is of single portal frame span with exceptional eaves height of approximately 8.8m rising to 11.0m, suitable for efficient use for high bay racking.

The warehouse includes high bay LED lighting but not heating.

There is a full-size electric loading door 3.5m wide x 5.00m high with an external canopy.

Behind the front elevation there is a small ground floor administrative office in open-plan format with fully fitted kitchen, reception and single male and female toilets.

There is a storage area above.

FEATURES:

- High-quality design and construction
- 8.8m minimum headroom
- Ancillary offices
- External canopy
- Excellent loading and manoeuvring
- 7 car spaces
- Prime business park location convenient for A1(M)

APPROX. (GROSS INTERNAL) FLOOR AREAS

Warehouse/Production	5,677 sq ft
Ground Floor Offices	927 sq ft
First Floor Offices / mezzanine	702 sq ft
Total	7,306 sq ft

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £39,750 up to 31/03/2023 and £55,000 thereafter. Amount payable 51.1% subject to phasing.

ENERGY PERFORMANCE CERTIFICATE

Category D (81).

TERMS

The property is available on a new lease for a term to be agreed. Rent £79,500 per annum.

AVAILABILITY

January 2024 or possibly earlier by agreement.

INSPECTION

For further information please contact: -
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NOTE

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

The Code of Practice on Commercial Leases recommends that you seek professional guidance before agreeing or signing a business tenancy. www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition.

Energy Performance Certificate: Available shortly.

The particulars contained within this brochure are believed to be correct but their accuracy cannot be guaranteed and they are therefore expressly excluded from any contract.

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors.