

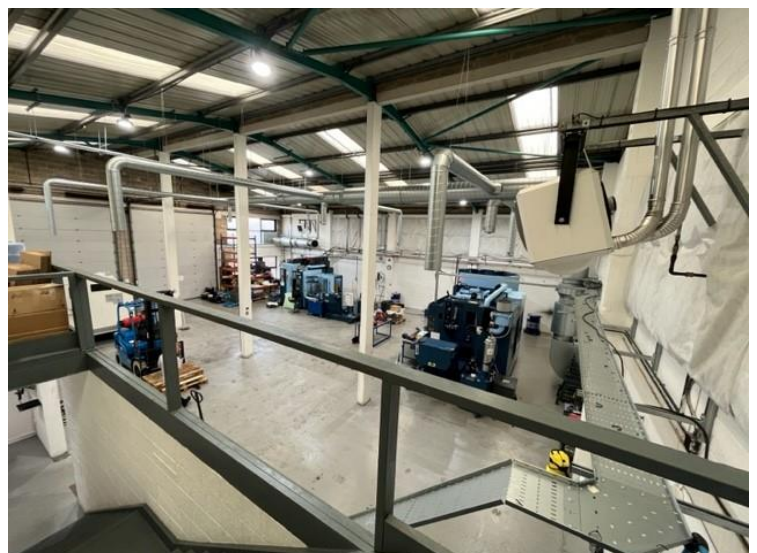
# 5/6 Amor Way Letchworth Business Park SG6 1UG

## To Let

Attractive modern warehouse / production unit

**4,905 Sq Ft Approx**

- 2 loading doors
- Well fitted offices / staff area
- Additional mezzanine floor



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# Unit 5/6 Amor Way, Dunhams Lane Letchworth, Herts SG6 1UG

## LETCHWORTH

Letchworth occupies an attractive location in the rolling North Hertfordshire Countryside approximately 30 miles north of London.

It is located between Junction 9 and 10 of the A1M and the A505 provides east west communications between the M1 at Luton and the M11 at Cambridge.

Letchworth has a world renowned landscaped urban design. Close by are the retail park and a Sainsbury's Superstore and North Herts Leisure Centre.

Letchworth and Baldock stations both provide a fast-electrified service to London Kings Cross St Pancras.

## DESCRIPTION

Part of an attractive small modern development adjoining Letchworth Business Park offering easy access to the A1(M) and town centre.

The property is of an individual and high-quality design and is located in a short terrace with excellent car parking and loading facilities. It features attractive part brick, part glazed elevations with entrance feature and 2 full height loading doors.

Construction is of a single span propped steel portal frame with an eaves height of approximately 6.6m. There is ancillary ground and first floor office accommodation.

Features:

- A small attractive development.
- High specification individually designed unit.
- First floor fully fitted offices.
- Two full size electric loading doors.
- Eaves height 6.6m.

## APPROX (GIA) FLOOR AREAS

Ground Floor	4,380 Sq Ft
First floor offices	<u>525 Sq Ft</u>
<b>Total</b>	<b>4,905 Sq Ft</b>

Mezzanine Platform	529 Sq Ft
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## CAR PARKING

9 allocated spaces.

## LEASE

The property is available on a new lease for a term to be agreed. Rent £55,000 p.a. plus VAT.

## RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Up to 31 March 2023 £28,250 then £39,500.

Rates payable approx. 49.9% for the y/e 31/3/2024.

## AVAILABILITY

At an early date to be agreed.

## INSPECTION

For further information please contact:

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## NOTES:

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.

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.