

Stanley House Works Road Letchworth SG6 1JY

To Let or For Sale (Long Leasehold)

Superb Detached Warehouse / Workshop / Office Facility

10,289 Sq Ft (GIA) Approx.

- Very prominent position
- High quality individual design
- High standard of fit-out
- Secure rear yard area



Stanley House

Works Road, Letchworth SG6 1JY

LETCHWORTH

Letchworth is a major commercial centre in North Hertfordshire adjoining Junction 9 of the A1(M) approximately 39 miles north of Central London.

This famous town offers an attractive landscaped design and has a modern commercial area centred on the Business Park.

Communications are excellent with an addition to the A1M, the A405 providing an east west link between the M1 and Luton and the M11 and Cambridge. There is a fast train service to London King's Cross / St. Pancras and Cambridge and the north.

The adjoining centres of Stevenage, Hitchin and Baldock are easily accessible.

LOCATION

The property is centrally located in the main commercial area within a convenient distance of the town centre and station.

It fronts onto Works Road with vehicular access at the side from Arden Press Way.

DESCRIPTION

A high quality, very individual, self-contained, detached warehouse and office facility.

Originally purpose built for an owner occupier it has been fitted out to a high specification throughout.

It comprises a 2-storey office building with a high specification warehouse / workshop area linked via a single storey office / service area.

It stands in a fully self-contained site with visitor / staff car parking and separate gated secure yard.

As currently configured the ground floor comprises an attractive entrance, a large open-plan office, 2 meeting rooms and 2 small offices. The first floor provides open plan offices.

There are toilets on both floors and a shower on the ground floor.

The offices have recently been recarpeted and refitted with new LED lighting and air conditioning.

The link section is fitted out in a similar way and includes a staff amenity area.

The warehouse / workshop is constructed of steel portal frame with an eaves height of approximately 5.75m. In addition to roof lights, there are high level windows to the perimeter walls which provide excellent natural light. All internal walls are blockwork.

There's an extensive range of existing services. To the rear there are 2 full height loading doors which provides access to a self-contained and gated yard area.

The building could be readily configured in a number of ways to provide an interesting mix of industrial, office, laboratory, service area and storage space according to individual requirements. It would provide an occupier with a strong individual identity.

Features

Attractive and distinctive design.
Detached building in a prominent position.
Self-contained site with secured yard area.
High specification construction.
High quality internal fit-out.
Air conditioning and LED lighting to offices.

APPROX. (GROSS INTERNAL) FLOOR AREAS

Ground Floor Offices	2,018 Sq Ft
First Floor Offices	2,028 Sq Ft
Link Offices	1,293 Sq Ft
Warehouse / Production	4,950 Sq Ft
Mezzanine Area	<u>1,049 Sq Ft</u>
Total	10,289 Sq Ft

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £97,000.

Rates payable approx. 51.2% for the y/e 31/3/2025.

TERMS

The property is available to let on a new FRI lease for a term to be agreed at a rent of £140,000 per annum.

Alternatively, the property the property is available for sale on the basis of a 125-year ground lease from September 1985 at a peppercorn rent.

Price £1,850,000 plus VAT.

AVAILABILITY

Q3 2024.

INSPECTION

For further information please contact Davies & Co on 01707 274237.

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.

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.

