

# Unit 7 Arden Press Way Pixmore Avenue Letchworth SG6 1LH

## To Let

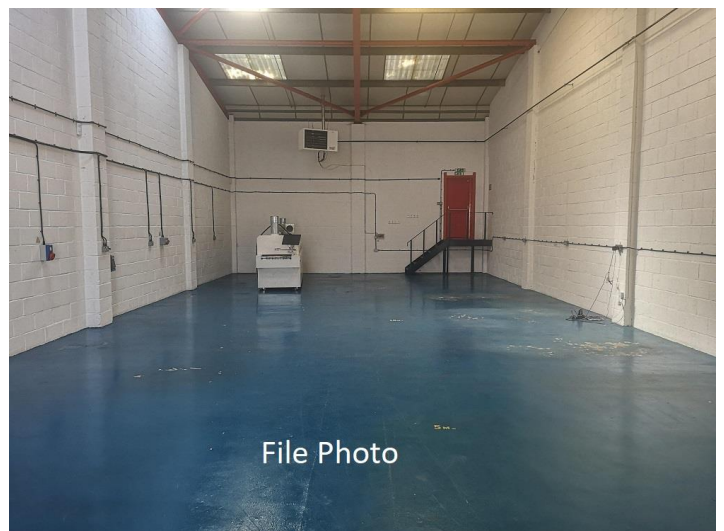
Modern Warehouse / Light Industrial Premises

**1,866 Sq Ft (GIA) Approx.**

- No Offices
- Minimum 5m headroom
- Motor trade not permitted



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File Photo

# Unit 7 Arden Press Way, Pixmore Avenue Letchworth, SG6 1LH

## LOCATION

Letchworth is a major established commercial centre adjoining junction 9 of the A1(M) in north Hertfordshire approximately 32 miles north of London.

In addition to the A1(M) the A505 provides a trunk road connection between the M1 at Luton and M11 at Cambridge.

Letchworth station provides a fast-electrified service to London Kings Cross.

The property is located in the main Business Park area within walking distance of the Town Centre.

## DESCRIPTION

A modern, single storey, open plan light industrial unit offering very flexible space within a small development.

The accommodation offers the following features:

- 3 phase electrical supply with electric points
- Single WC
- Full size loading door (3.3m wide x 4.5m high)
- High bay LED lighting
- Minimum 5.1m headroom.

There is currently no office accommodation.

Motor related uses will not be permitted.

## APPROX (GROSS INTERNAL) FLOOR AREA

1,866 Sq Ft – Ground Floor

The property dimensions are 19.89 by 8.72m.

## CAR PARKING

4 parking spaces.

## TERMS

The property is available to let on a new lease for a term to be agreed.

Rent £22,000 per annum plus VAT.

There is an estate service charge to cover the annual costs of maintaining the common parts of the state and services.

Further details upon request.

## RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £17,750.

Rates payable 49.9% for the y/e 31/03/2025.

## AVAILABILITY

November 2024 or possibly earlier by agreement.

## INSPECTION

For further information please contact Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or Clay Davies ([c.davies@davies.uk.com](mailto:c.davies@davies.uk.com)) or telephone 01707 274237.

## NOTES:

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

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

Energy Performance Certificate: D (96)

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.

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