

8-9 JUBILEE TRADE CENTRE

Jubilee Road
Letchworth Garden City
Hertfordshire
SG6 1SP



FOR SALE (LONG LEASEHOLD)

INDUSTRIAL / PRODCUTION / STORAGE UNIT WITH OFFICES

16,607 SQ FT (1,542.7 SQ M)



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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 Kings Cross approximately 35 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.

Description

Situated within the towns principal industrial and commercial area and approximately 2/3 of a mile from the town centre, the property is located fronting onto Jubilee Road and is located at the end of a terrace. The unit consists of offices to the ground and first floors and mainly open plan warehouse. There is forecourt loading and parking to the rear of the unit and additional parking to the front.

Accommodation

Ground Floor

Office/Reception	2,558 sq ft	237.7 sq m
Warehouse/Production Area	11,491.7 sq ft	1,067 sq m

First Floor

Office	2,558 sq ft	237.7 sq m
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Total

Total net useable area	16,607.7 sq ft	1,542.7 sq m
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The above measurements are based on gross internal floor area.

Features

- Forecourt loading and parking.
- Prominent location.
- Double glazed windows.
- Offices to ground and first floor with gas central heating & suspending ceiling.
- Height to suspending ceiling in warehouse 3.92m (12ft 8")
- Two floor mounted gas heaters to warehouse area.
- Folding shutter door to rear of property 4.5m x 3.9m (14ft 7" x 12ft 7")

Price

£2,650,000 (Two Million Six Hundred and Fifty Thousand Pounds) for the freehold.

The ground lease is dated 10 August 1984 for a term of 125 years on a peppercorn rent. There is a management service charge of approximately £697.86, plus VAT for period ending 2023.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £81,000. The UBR for 2023/24 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

We are advised by the current owners that VAT is not applicable in this 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.

Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

