16 Woodside Industrial Estate
Letchworth SG6 1LA

To Let
Modern Production / Warehouse Unit

1,631 Sq Ft (GIA) Approx.

- Fully Fitted First Floor Offices
- 4 parking spaces
- Modern Estate
LOCATION

Letchworth is a popular location for warehouse and production occupiers located in north Hertfordshire adjoining Junction 9 of the A1(M). The A505 trunk road provides an east west link between the M1 at Luton and Cambridge and East Anglia. Letchworth station provides a fast electrified service to London Kings Cross. Stevenage, Hitchin and Baldock are close by.

DESCRIPTION

Woodside Industrial Estate is a modern development of 26 units fronting on to Works Road in the centre of the main commercial area.

Unit 16 is a mid-terrace unit with a full height warehouse / production area full-size manual loading door and fully fitted first floor offices.

Features include the following:

- Clear span steel portal frame construction.
- 6m eaves height

FLOOR AREAS

Ground floor 1,133 Sq Ft
First floor offices 498 Sq Ft
Total 1,631 Sq Ft

There are 4 allocated car spaces.

LEASE TERMS

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

Rental £15,000 per annum.

In addition to the rent the tenant will be responsible for the payment of utilities, estate service charges, and reimbursing the proportionate landlords building and third-party liability insurance premium in the usual way.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £10,250. Rates are not payable if this is the occupiers only commercial property under the small business rates relief scheme.

AVAILABILITY

June 2021.

INSPECTION

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

NOTE

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.

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.


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