

Units 14&15 Amor Way Letchworth SG6 1UG

For Sale (Long Lease)

2 Linked Units extensively fitted out for light industrial / research and development use available separately or together

5,913 to 13,999 Sq Ft (GIA) Approx.
(including substantial mezzanine)



D8463.5
180-8

Alphr House, 14 / 15 Amor Way Letchworth, SG6 1UG

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.

DESCRIPTION

Amor Way is a modern development of light industrial warehouse and production units located in Dunham's Lane adjoining the Business Park.

This property comprises two linked units forming part of a block of four with an attractive architectural design and a strong level of individual identity.

They are available separately or together and are constructed of a steel portal frame providing clear span space with an internal headroom of approximately 6m.

Both units have been extensively fitted out by the current owner who are involved in robotics to provide a range of light production R&D, office, storage and ancillary functions and could readily be adapted to a range of alternative uses as required.

Unit 14 has first floor office right across the front with a low level loading door underneath. Behind there is a canteen and full mezzanine floor used for light assembly purposes with a light industrial area beneath.

Unit 15 has a full height area behind the full size loading door to the side of which is a two storey reception, office and toilet accommodation.

To the rear there is a full mezzanine part of which is open to provide a workshop space and part partitioned as offices and meeting rooms.

There are intercommunicating doorways between the two units which could be readily sealed.

The property is extensively fitted out with power data and compressed air distribution.

RATEABLE VALUE

Please see the Valuation Office Agency website. Indicated assessment £50,500.00

AVAILABILITY

To be confirmed but probably November 2021.

APPROX. (GIA) FLOOR AREAS (SQ FT)

	Unit 14	Unit 15
Ground Floor		
Production / Stores	2,544	3,815
Offices / toilets	<u>408</u>	<u>626</u>
Total	2,942	4,441
First Floor		
Offices	765	742
Mezzanine	-	
Offices		1,671
Canteen	413	
Production / Stores	<u>1,783</u>	<u>1,232</u>
	2,196	2,903
Total	5,913	8,086
Overall Total		13,999 Sq ft

TERMS

The properties are held on a 125 year lease from 25 March 1988 at a peppercorn rent.

They are available for sale together or separately as follows:

Unit 14 £625,000

Unit 15 £850,000

INSPECTION

For further information please email Mike Davies (m.davies@davies.uk.com) or Daniel Hiller (d.hiller@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 of companies on any sales or on lettings of more than €10,000 per month.

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: To be confirmed

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.