

Unit 2 Campus 5 Third Avenue Letchworth SG6 2JF

To Let

High quality business / production unit with fully fitted first floor offices

2,478 Sq Ft (GIA) Approx.



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I38-12

Unit 2 Campus 5

Third Avenue, Letchworth SG6 2JF

LETCHWORTH GARDEN CITY

Letchworth is situated in north Hertfordshire approximately 30 miles north of London, adjoining the A1(M) at Junction 9. The A505 passes through the town providing a direct link between the M1 and airport at Luton and to Cambridge and Royston to the east.

The town centre provides a range of shopping and leisure facilities together with a fast electrified train service to London Kings Cross.

Campus 5 is situated off Avenue One within Letchworth's established business park, close to the North Herts Leisure Centre. This includes a Sainsbury's Superstore, Retail Park as well as a range of high-quality commercial development.

DESCRIPTION

The estate forms part of a high quality campus style development adjacent to a Sainsbury's Superstore.

Unit 2 is a prominent end-terraced unit close to the entrance of the estate with full glazing to the front and side elevations with a low sectional glazed loading door.

There are two storey offices on one side with a full height light production/servicing behind. Toilet and kitchen facilities are on the ground floor.

APPROXIMATE (GIA) FLOOR AREAS

Ground floor	1,486 sq ft
First floor	<u>992 sq ft</u>
Total	2,478 sq ft

PARKING

5 allocated car spaces plus loading apron.

TERMS

The property is available to let on a new lease for a term to be agreed. Rent £32,500 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.

All terms are subject to VAT.

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £19,250. Amount payable 49.9% for the Y/E 31/03/2025.

AVAILABILITY

At an early date to be agreed.

INSPECTION

For further information please contact:

Daniel Hiller (d.hiller@davies.uk.com) or Clay Davies (c.davies@davies.uk.com) or Telephone 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.