

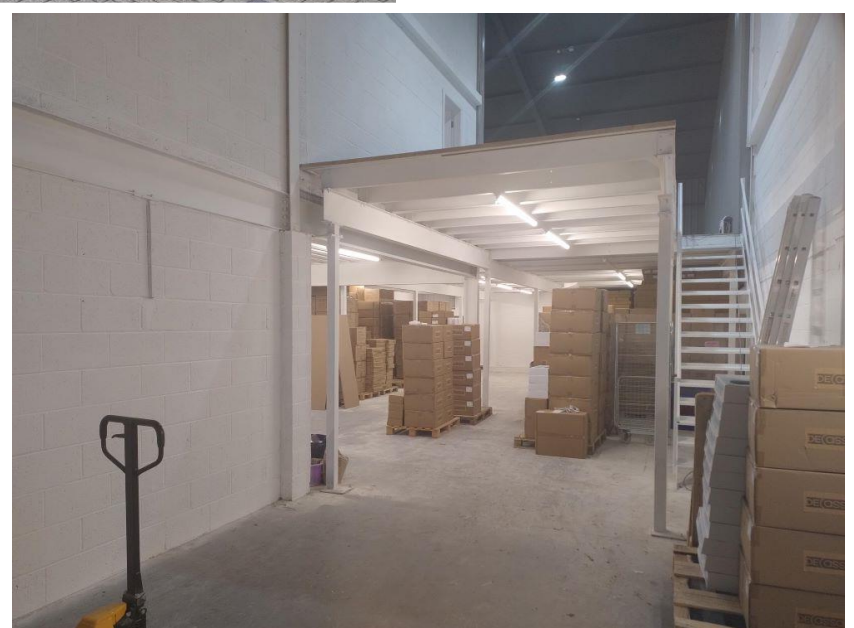
7 & 8 Woodside Industrial Estate
Works Road
Letchworth SG6 1LA

For Sale (Virtual Freehold).

Two Modern Warehouse / Production Units

3,395 Sq Ft - 6,912 Sq Ft (GIA) Approx.
Plus 1,485 – 3,108 Sq Ft Mezzanine Store

No VAT payable



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I2-10 & I17-11

Units 7 & 8 Woodside Industrial Estate Works Road, Letchworth SG6 1LA

LOCATION

Letchworth is a major centre in north Hertfordshire close to Baldock, Hitchin and Stevenage. It adjoins Junction 9 of the A1(M) and 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.

Woodside Industrial Estate is a modern development of 26 units fronting on to Works Road in the centre of the main commercial area easily accessible to the Station and Town Centre. Current estate trade counter operators include Toolstation, City Plumbing and GSF Car Parts.

DESCRIPTION

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

The available accommodation comprises 2 self-contained, full height warehouse / production units both with well specified first floor offices.

Each unit has a substantial mezzanine storage floor (removable if not required) and features the following:

- Full height loading door
- Clear span steel portal frame construction with 6m eaves height
- Single WC and kitchen

The units are not currently linked.

APPROX OVERALL (GROSS INT) FLOOR AREAS

Unit 7	Ground Floor	2,717 Sq Ft
	First Floor	<u>800 Sq Ft</u>
	Total	3,517 Sq Ft
	Mezzanine	1,485 Sq Ft
Unit 8	Ground Floor	2,661 Sq Ft
	First Floor	<u>734 Sq Ft</u>
	Total	3,395 Sq Ft
	Mezzanine	1,623 Sq Ft
Overall Total		6,912 Sq Ft
Overall Mezz		3,108 Sq Ft

CAR PARKING

Unit 7 – 6 spaces. Unit 8 – 6 spaces.

TERMS

Each unit is available for sale (with vacant possession) on the basis of a 999-year lease (less 10 days) from 25 December 1909.

Price £575,000 (Unit 7). £550,000 (Unit 8).

VAT

Not payable.

CURRENT GROUND RENT

£3,170.52 p.a. + VAT (Unit 7)

£3,017.52 p.a. + VAT (Unit 8)

CURRENT SERVICE CHARGE

£335.60 p.a. + VAT (Unit 7)

£319.60 p.a. + VAT (Unit 8)

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessments for Unit 7 & 8 are £30,250 and £34,250 respectively.

Rates payable approx. 49.9% for the y/e 31/3/2025.

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.

Energy Performance Certificate: U7 D100. U8 E104

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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