

Unit 7 Arden Press Way Pixmore Avenue Letchworth SG6 1LH

To Let

Modern Warehouse / Light Industrial Premises

1,866 Sq Ft (GIA) Approx.

- No Offices
- Minimum 5m headroom
- Motor trade not permitted



D8895
I11-7

Unit 7 Arden Press Way, Pixmore Avenue Letchworth, SG6 1LH

LOCATION

Letchworth is a major established commercial centre adjoining junction 9 of the A1(M) in north Hertfordshire approximately 32 miles north of London.

In addition to the A1(M) the A505 provides a trunk road connection between the M1 at Luton and M11 at Cambridge.

Letchworth station provides a fast-electrified service to London Kings Cross.

The property is located in the main Business Park area within walking distance of the Town Centre.

DESCRIPTION

A modern, single storey, open plan light industrial unit offering very flexible space within a small development.

The accommodation offers the following features:

- 3 phase electrical supply with electric points
- Single WC
- Full size loading door (3.3m wide x 4.5m high)
- High bay LED lighting
- Minimum 5.1m headroom.

There is currently no office accommodation.

Motor related uses will not be permitted.

APPROX (GROSS INTERNAL) FLOOR AREA

1,866 Sq Ft – Ground Floor

The property dimensions are 19.89 by 8.72m.

CAR PARKING

4 parking spaces.

TERMS

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

Rent £22,000 per annum plus VAT.

There is an estate service charge to cover the annual costs of maintaining the common parts of the state and services.

Further details upon request.

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £17,750.

Rates payable 49.9% for the y/e 31/03/2025.

AVAILABILITY

November 2024 or possibly earlier by agreement.

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.

Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors.

Energy Performance Certificate: D (96)

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.