

Unit 29/30 Hub Space  
Works Road  
Letchworth SG6 1GJ

## To Let – Flexible & Shorter Term Agreements

Modern Warehouse / Light Industrial Premises

**2,000 Sq Ft (GIA) Approx.**

- Modern unit
- Motor trade not permitted
- Two roller shutters
- Unallocated parking



# Unit 29/30 Hub Space, Works Road Letchworth SG6 1GJ

## 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 wider serviced office development.

The accommodation offers the following features:

- Two 3 phase electrical supplies
- Communal WC and kitchenette
- Two full size loading doors
- Suitable for a wide range of uses
- LED lighting
- On site management team
- Meeting room for available for hire

There is currently no office accommodation but adjacent serviced space is available by separate negotiation.

Motor related uses are not permitted.

## APPROX (GROSS INTERNAL) FLOOR AREA

2,000 Sq Ft – Ground Floor

## CAR PARKING

Unallocated across the estate.

## TERMS

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

Rent £32,760 per annum plus VAT.

There is no estate service charge.

## RATEABLE VALUE

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment TBC.

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

## AVAILABILITY

Immediately upon completion of legal formalities.

## INSPECTION

For further information please contact Daniel Hiller ([d.hiller@davies.uk.com](mailto:d.hiller@davies.uk.com)) or Clay Davies ([c.davies@davies.uk.com](mailto: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: TBC

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.