

# Camfield House Letchworth (J9 A1(M))

## To Let

### Detached Distribution Building

**30,500 Sq Ft Approx.**

- 3 dock levels
- 2 level loading doors
- Fully operational
- 12m headroom



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# Camfield House, Avenue One, Letchworth Business Park, Letchworth, SG6 2WW

## LETCHWORTH

Letchworth Garden City has a strong established commercial base reflecting the combination of its attractive environment and convenient transport links.

It is located adjoining junction 9 of the A1(M) approximately 35 miles north of central London. The A405 provides a fast convenient access to Cambridge and East Anglia and to Luton and the M1.

Letchworth station provides a fast electrified service to London Kings Cross and northwards to Cambridge or to the Peterborough on the North.

In addition to the attractive town centre Letchworth Business Park provides an out of town retail centre including Sainsbury's and the North Herts Leisure Centre.

## LOCATION

The property occupies a prime location in the centre of Letchworth Business Park surrounded by a modern high-quality development.

It comprises of a specialised dedicated high bay facility. Constructed of a steel portal frame it provides an eaves height of approximately 12.5m with a distinctive and high-profile architectural design incorporates first floor administrative offices and full ancillary staff accommodation.

Loading is provided by means of three dock level and two ground level doors (with canopies) at opposite ends of the building accessed by a large concrete loading yard running down the entire side of the building.

The warehouse is provided with lighting and heating.

The offices are fully specified including air conditioning and an attractive boardroom.

## FEATURES

- Prime business park location.
- High quality distinctive architectural design.
- 12.5m eaves height.
- Dock level and ground level loading doors.
- Fully fitted ancillary office and staff accommodation.
- 31 separate allocated car spaces
- Category 1 level floor

Plans available on request.

## APPROXIMATE (GROSS INTERNAL) FLOOR AREAS

2 Story Offices	4,888 sq ft
Warehouse	<u>25,609 sq ft</u>

**TOTAL** **30,497 sq ft**

## TERMS

The property is available to let on a new lease for a term to be agreed. Rent £270,000 per annum.

Full details are available on request.

## RATEABLE VALUE

Please see the (DH to confirm) Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £157,000.

Amount payable approx. 51.2% (Y/e 31/3/2022).

## ENERGY PERFORMANCE CERTIFICATE

Category C (65).

## AVAILABILITY

Immediate following completion of legal formalities.

## INSPECTION

For further information please contact mike Davies ([m.davies@davies.uk.com](mailto:m.davies@davies.uk.com)) or Daniel Hiller ([d.hiller@davis.uk.com](mailto:d.hiller@davis.uk.com)) or telephone 01707 274237.

## NOTE

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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