



**LIGHT INDUSTRIAL / WAREHOUSE UNIT WITH FIRST
FLOOR OFFICES.
3,115 SQ FT**

Price: £375,000

17 Jubilee Trade Centre
Jubilee Road
Letchworth
Hertfordshire
SG6 1SP

- Full size loading door

17 JUBILEE TRADE CENTRE, JUBILEE ROAD, LETCHWORTH, HERTFORDSHIRE, SG6 1SP

Location

Letchworth is a major commercial centre with a wide range of manufacturing and distribution companies.

It is located in North Hertfordshire approximately 30 miles north of London adjoining junction 9 of the A1(M). The A505 passes through the town providing an east/west link between the M1 and the airport at Luton and East Anglia via Royston.

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

The property is located towards the centre of the established trade centre.

Accommodation

The property comprises of a single storey production / warehouse unit with front loading and parking.

There is a large first floor open plan office incorporating kitchen and toilet accommodation.

3-phase power distribution and lighting are provided.

There is a loading door at the front measuring 2.95 wide x 4.00 high.

Floor Areas (approx. GIA)	Sq Ft
Ground Floor	1,808
First Floor	1,307
TOTAL	3,115

Tenure

The property is available for sale on the basis of a 125-year lease at a nil rent from 10 August 1984.

Price £375,000.

Further details on request.

All terms are subject to VAT where applicable.

Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £15,500.

Rates payable 49.9% for the y/e 31/03/2026.

Legal Costs

Each party is responsible for their own legal costs.

Other Information

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: F(136)

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.



File Photo

For further information please contact Daniel Hiller
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Notes: Unless otherwise stated all prices, rents or other stated costs are subject to VAT (to be verified). Under Anti-Money-Laundering Regulations we are required to obtain proof of identity for individuals and controlling Directors of companies on any sales or on lettings of more than €10,000 per month. 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. 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.