



MODERN TWO STOREY BUSINESS UNIT 4,271 SQ FT

Rent: £47,500 p.a.

Unit 11 Amor Way
Dunhams Lane
Letchworth Garden City
Hertfordshire
SG6 1UG

- High quality internal fit out
- Fully fitted first floor offices
- Loading door at front
- 5+ parking spaces
- No VAT

UNIT 11 AMOR WAY, DUNHAMS LANE, LETCHWORTH GARDEN CITY, HERTFORDSHIRE, SG6 1UG

Location

Letchworth occupies an attractive location in the rolling North Hertfordshire Countryside approximately 30 miles north of London.

It is located between Junction 9 and 10 of the A1(M) and the A505 provides fast east west communications between the M1 at Luton and the M11 at Cambridge.

Letchworth has a world renowned landscaped urban design. Close by on the Business Park are the retail park and a Sainsbury's Superstore and North Herts Leisure Centre.

Letchworth and Baldock stations provide a fast electrified service to London Kings Cross.

Accommodation

The unit forms part of an attractive, modern development adjoining Letchworth Business Park, offering easy access to both the A1(M) and the town centre.

The property is of an individual, high-quality design and is located within a short terrace, featuring attractive part brick and part glazed elevations together with a loading facility.

Internally, the accommodation is currently arranged as a workshop/store with ancillary offices on the ground floor and efficient open-plan offices on the first floor, with windows to both the front and rear elevations and front and rear access.

The unit benefits from LED lighting and air conditioning and is capable of being adapted to a range of uses, including light industrial, servicing, storage and pure office use.

Externally, there is a paved forecourt immediately to the front of the unit providing loading/unloading and parking for 5+ vehicles.

Floor Areas (approx. GIA)	Sq Ft
Ground Floor	2,150
First Floor	2,121
TOTAL	4,271
Car Parking Spaces	5

Tenure

The property is available for let on a new lease for a term to be agreed linked to a surrender of the existing lease.

Rental £47,500 per annum.

No VAT payable.

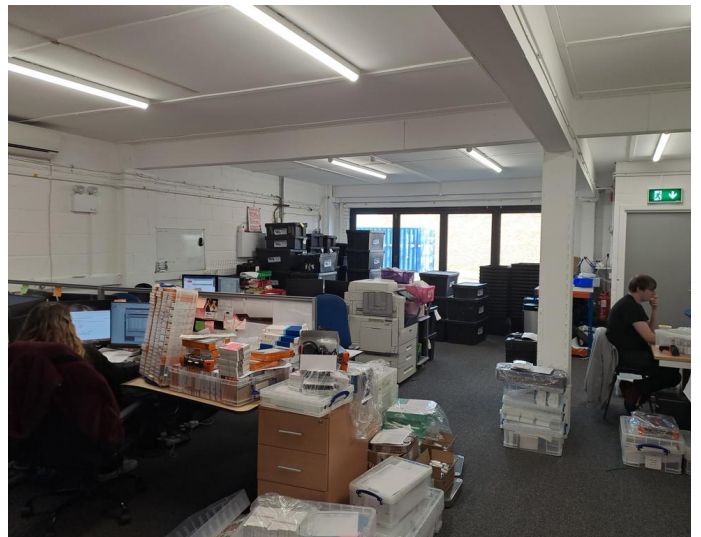
Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment from 01/04/26 £41,250. Amount payable 43.2% up to 31/03/2027.

Rateable Values may be subject to appeal.

Legal Costs

Each party is responsible for their own legal costs.



For further information please contact Davies & Co on
01707 274237

Daniel Hiller d.hiller@davies.uk.com

Clay Davies c.davies@davies.uk.com

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.