



**MODERN WAREHOUSE / PRODUCTION UNIT
1,611 SQ FT**

Price: £275,000 + VAT

11 Woodside Industrial Estate
Works Road
Letchworth
Hertfordshire
SG6 1LA

- 4 Parking Spaces
- EV Charger
- Established Industrial Location
- Fitted Offices and Workshop

11 WOODSIDE INDUSTRIAL ESTATE, WORKS ROAD, LETCHWORTH, HERTFORDSHIRE, SG6 1LA

Location

Letchworth is a major centre in north Hertfordshire close to Baldock, Hitchin and Stevenage. It adjoins Junction 9 of the A1(M) and the A505 trunk road provides an east west link between the M1 at Luton and Cambridge and East Anglia. Letchworth station provides a fast electrified service to London Kings Cross.

Woodside Industrial Estate is a modern development of 26 units fronting on to Works Road in the centre of the main commercial area easily accessible to the Station and Town Centre. Current estate trade counter operators include Toolstation, City Plumbing and GSF Car Parts.

Accommodation

Unit 11 is a full height end of mid-terrace warehouse / production unit which has been substantially fitted out with a mezzanine storage floor (removable if not required) and fully fitted well specified first floor offices and ground floor workshop space.

Features including the following:

Full height loading door
Clear span steel portal frame construction.
Efficient mezzanine storage floor at a very high level giving excellent clear height.

Plus mezzanine storage floor 463 sq ft

Floor Areas (approx. GIA)	Sq Ft
TOTAL	1,611
Car Parking Spaces	4

Tenure

Available for sale on the basis of a 999-year lease (less 10 days) from 25 December 1909.

Price £275,000. VAT is payable.

Service Charge

Current service charge is circa £350.00 per annum + VAT.

Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £15,000.

Legal Costs

Each party to cover their own legal costs.

Other Information

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

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.



For further information please contact: Daniel Hiller (d.hiller@davies.uk.com) or 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.

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