



MODERN WAREHOUSE / PRODUCTION UNIT
3,383 SQ FT

Price: £550,000 No VAT
Rent: £45,000 p.a.

Unit 8 Woodside Ind Estate
Works Road
Letchworth
Hertfordshire
SG6 1LA

- End of Terrace
- Plus 1,580 Sq Ft Mezzanine Store
- 6 allocated parking spaces
- No VAT

UNIT 8 WOODSIDE IND 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

Woodside Industrial Estate is a modern development of 26 units fronting on to Works Road in the centre of the main commercial area.

Unit 8 is a full height end of 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.

Features including the following:

Full height loading door
Clear span steel portal frame construction with 6m eaves height
Efficient mezzanine storage floor

Plus mezzanine storage floor 1,580 sq ft

Floor Areas (approx. GIA)	Sq Ft
Ground floor	2,608
First floor	775
Mezzanine Store	1,580
TOTAL	3,383
Car Parking Spaces	6

Tenure

Available for sale on the basis of a 999-year lease (less 10 days) from 25 December 1909. Price £550,000.

Alternatively, the property is available to let on a new lease for a term to be agreed. Rent £45,000 per annum

VAT is not payable.

GROUND RENT

Current ground rent £3,017.52 per annum + VAT (next review 25 December 2033).

Service Charge

Current service charge £319.60 per annum + VAT.

Business Rates

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £34,250.

Rates payable approx. 49.9% for the y/e 31/3/2026.

Other Information

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.

Energy Performance Certificate: Category E (104)



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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