



**MODERN WAREHOUSE / LIGHT INDUSTRIAL PREMISES**  
**1,866 SQ FT**

**Rent: £26,000 p.a.**

Unit 7 Arden Press Way  
Pixmore Avenue  
Letchworth Garden City  
Hertfordshire  
SG6 1LH

- No Offices
- Minimum 5m headroom
- Motor trade not permitted
- Full size loading
- Large loading apron
- Available November 2026

# UNIT 7 ARDEN PRESS WAY, PIXMORE AVENUE, LETCHWORTH GARDEN CITY, HERTFORDSHIRE, SG6 1LH

## LOCATION

Letchworth is a major established commercial centre adjoining junction 9 of the A1(M) in north Hertfordshire approximately 32 miles north of London.

In addition to the A1(M) the A505 provides a trunk road connection between the M1 at Luton and M11 at Cambridge.

Letchworth station provides a fast-electrified service to London Kings Cross.

The property is located in the main Business Park area within walking distance of the Town Centre.

## ACCOMMODATION

A modern, single-storey light industrial unit providing versatile open-plan accommodation within a well-maintained, small-scale development.

The unit benefits from a clear-span layout, making it suitable for a variety of industrial, storage and distribution uses. The accommodation measures approx.19.9m x 8.7m internally and benefits from the following features:

- \* 3-phase electricity supply with power points throughout
- \* Full-height loading door measuring approximately 3.3m wide x 4.5m high
- \* High-bay LED lighting
- \* Eaves height of approximately 5.1m
- \* WC facilities

The property currently comprises entirely open-plan warehouse accommodation with no office provision, providing occupiers with maximum flexibility to configure the space to suit their operational requirements.

Please note that motor trade-related uses will not be permitted.

FLOOR AREAS (approx. GIA)	Sq Ft
<b>TOTAL</b>	<b>1,866</b>
Car Parking Spaces	4

## TERMS

The property is available to let on a new lease for a term to be agreed from November 2026.

Rent £26,000 per annum plus VAT.

## SERVICE CHARGE

There is an estate service charge to cover the annual costs of maintaining the common parts of the state and services.

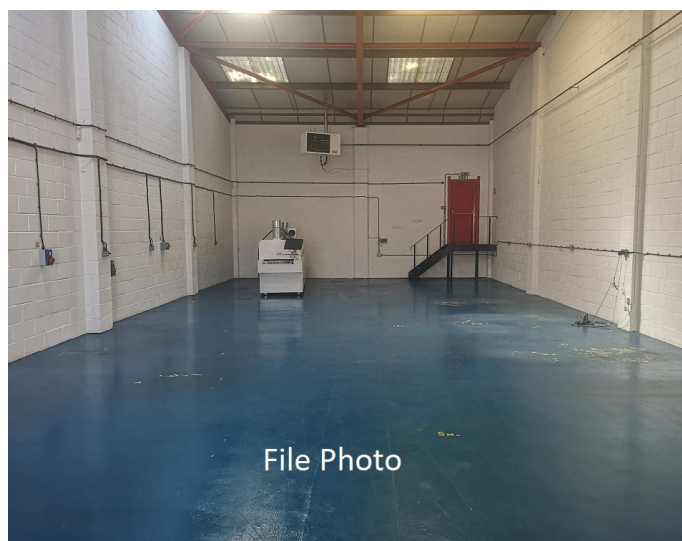
## BUSINESS RATES

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £23,000..

Rates payable 43.2% for the y/e 31/03/2027.

## EPC

Category D(96)



For further information please contact Davies & Co on 01707 274237

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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](http://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.

**Davies**  
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