



HEADQUARTERS WAREHOUSE / PRODUCTION FACILITY 16,508 SQ FT

Price: £2,450,000
Rent: £157,750 p.a.

8-9 Jubilee Trade Centre
Letchworth
Hertfordshire
SG6 1SP

- 21 parking spaces
- Prominent location
- No VAT

8-9 JUBILEE TRADE CENTRE, 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.

Accommodation

A steel frame production / warehouse building with a prestigious two storey office elevation fronting Jubilee Road. It occupies a prominent corner position at the entrance to the estate.

Behind the front elevation are two storey open plan office areas which are fully fitted and finished featuring a prestige entrance/reception area, replacement aluminium double-glazing, a range of glazed partitioning including directors' offices and meeting rooms and suspended ceiling and fluorescent lighting.

There is a comms room and ancillary office and works office areas on the ground floor which could be adapted for a range of uses.

The warehouse / production area provides a fully finished space with the unusual feature of a suspended ceiling with LED lighting throughout providing a semi high tech working environment and improved insulation. The clear headroom is approx. 4m.

The accommodation includes a toilet block at the rear comprising separate gents and ladies' toilets (Gents 3 WC's, 3 Urinals, 3 Basins, Ladies 3 WC's, 3 Basins).

There are windows in the rear elevation and a single steel concertina loading door at the rear measuring approx. 4m h x 4.6m w.

In addition to 21 car parking spaces, shared use of the large main estate car park to the rear.

Floor Areas (approx. GIA)	Sq Ft
GF Warehouse	11,454
GF Offices / Ancillary areas	2,555
FF Offices	2,499
TOTAL	16,508
Car Parking Spaces	21

Tenure

Available for sale on 86-year unexpired ground lease at a peppercorn rent. Long leasehold.

Price £2,450,000. No VAT payable.

Alternatively the property is available for rent on a new lease for a term to be agreed. Rent £157,500 p.a.

Business Rates

Please see the Valuation Office Agency website. Indicated assessment Ground Floor £81,000.

Amount payable 55.5% for the y/e 31/03/2026.

Legal Costs

Each party is responsible for their own legal costs.

Other Information

Energy Performance Certificate: Category E (123)



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.