

6 & 10 STATION ROAD



Letchworth Garden City
Hertfordshire
SG6 3AU

UNIT 10 REMAINING ONLY



TO LET/MAY SELL.

TWO REFURBISHED OFFICES/RETAIL UNITS

517 SQ FT/531 SQ FT (48.02 SQ M/49.32 SQ M)

MAY COMBINE TO ONE LARGER UNIT - 1,048 SQ FT (97.35 SQ M)



For further information please contact: Tereza Halewood

T: 01438 794588

E: tereza.halewood@brownandlee.com

M: 07825 555173

W: www.brownandlee.com

Location

Letchworth Garden City was the World's first Garden City founded in 1903. It is in North Hertfordshire approximately 32 miles north of London. The town has direct access to the A1(M), which offers links to M25, 20 minutes to the south. Letchworth mainline railway station provides a fast service to London King's Cross (36 minutes).

The subject property is located midway within Station Road, close to the traffic lights, which is within walking distance of the railway station.

Description

The property provides two offices/retail units which are presented in white box specification to a very high standard and benefits from WC facilities.

Accommodation

The properties are available as two offices/retail units or consideration may be given to letting the space to one occupier, which will provide the following approximate net internal areas:-

6 Station Road	Under Offer	Under Offer
10 Station Road	531 sq ft	49.32 sq m
Whole	N/A	N/A

Features

- Fully refurbished to white box specification
- Air conditioning/heating
- Amtico flooring – luxury vinyl flooring
- Double glazing
- Recessed ceiling
- LED lighting
- Skirting
- Car parking spaces – 2 spaces per office/unit

Rental

£15,000 per annum, exclusive for each unit or £27,500 per annum, exclusive for the whole.

Price

Available on long leasehold basis at a peppercorn ground rent. Price on application.

Terms

The properties are available on a new full repairing and insuring leases on terms to be agreed.

Service Charge

There will be an annual service charge to cover external repairs and maintenance of approximately £1,200-£1,500 per annum.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable values are: - 6 Station Road £9,500 and 10 Station Road £10,000. The UBR for 2025/26 is 55.5p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Energy Performance Certificate (EPC)

The Asset Ratings are: -

6 – C-66 expiring 30th October 2032

10 – C-67 expiring 3rd November 2032

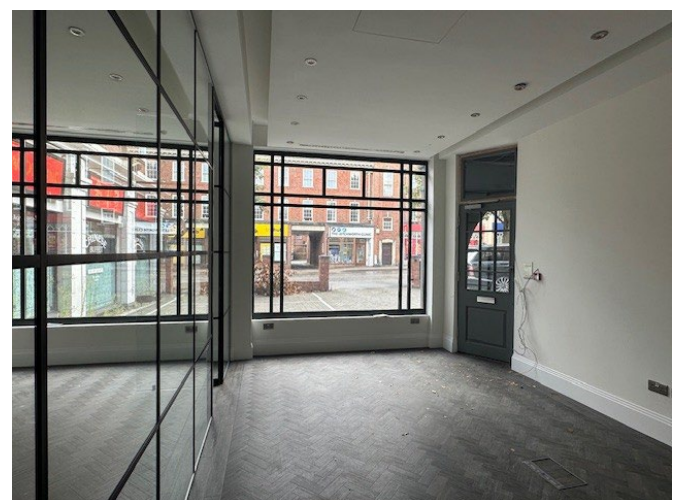
Copies of the respective EPCs are available upon request.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

VAT

No VAT is payable on the rent.



Brown & Lee Commercial Property Consultants LLP

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire SG1 2EF

Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

Ref No: 17023E

