

Aylesford Court Letchworth, SG6 1LP

For Sale

Prominently Positioned Business Premises

12,519 Sq Ft (GIA) Approx.

Fully Fitted to a high Standard
20 parking spaces
Additional 1,919 Sq Ft Storage Mezz Floor



D6607.3
117-7 (C)

Units 1 & 2 Aylesford Court, Works Road Letchworth SG6 1LP

LETCHWORTH

Letchworth is famous for being the world's first garden city and today retains its landscaped ambience. It is an attractive business location situated in North Hertfordshire approx. 28 miles north of London and a short distance from both Stevenage and Hitchin.

Trunk road access is excellent with direct access to Junctions 9 and 10 of the A1(M). In addition the A505 provides fast link to M1/Luton and Cambridge/M11/ East Anglia.

The M25 is approx 15 miles south at J23 (south Mimms). Luton Airport is approx 11 miles and Stansted 29 miles. Letchworth offers a fast electrified train service to London Kings Cross (approx. 32 minutes).

Letchworth has moved with the times and this property adjoins the major new Business Park which includes a Sainsburys Superstore and Letchworth Leisure Centre.

LOCATION

The property is located in a very prominent position fronting Works Road at the junction with Green Lanes in the centre of the main commercial area.

DESCRIPTION

The property has been fitted out to a very high standard to provide offices and an electronic workshop/service facility with warehousing.

It was built as a high specification production / warehouse building in 2012.

It is constructed of a clear span steel portal frame with high quality brick and clad elevations with an eaves height of 7.4 m with a high level of fit out.

Since it was built an office grade first floor has been inserted with opening windows to the front elevation of Unit 1 and a part office / part storage mezzanine in Unit 2.

Features include:

- Finished to a very high standard.
- Double door front elevation reception area.
- Ground floor open workshop / warehouse area.
- Fully fitted staff break area.
- High quality staff and toilet areas on both floors.
- 2 full-size loading door and side staff entrance.
- Air conditioning, heating & ventilation.
- Suspended ceilings throughout.
- Installed and routed power & data cabling.
- 20 parking spaces.

- Communal bike sheds.
- Lorry turning area.

APPROXIMATE (GROSS INTERNAL) FLOOR AREAS

Unit 1	Ground Floor	3,802 Sq Ft	
	First Floor	<u>3,734 Sq Ft</u>	
			7,536 Sq Ft

(plus second floor storage)

Unit 2	Ground Floor	4,036 Sq Ft	
	First Floor	<u>947 Sq Ft</u>	
Total			<u>4,983 Sq Ft</u>

Overall total **12,519 Sq Ft**
Plus additional mezzanine floor **1,919 Sq Ft**

RATEABLE VALUE

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £78,000.

Amount payable 49.3% (2018/19).

TERMS

Available for sale on the basis of a 150-year ground lease from 1 November 2011 at a peppercorn rental. This is the standard ownership arrangement in Letchworth Garden City.

Price £1,495,000.

All terms are subject to VAT.

AVAILABILITY

On completion of legal formalities.

ENERGY PERFORMANCE CERTIFICATE

Category B (47)

INSPECTION

For further information please contact Davies & Co or 01707 274237.

NOTE

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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