

Appendix B



**A HIGH-QUALITY END OF TERRACE INDUSTRIAL UNIT  
WITH FIRST FLOOR OFFICES.  
6,558 SQ FT**

**Price: £1,250,000 excl. rates  
& VAT**

**Unit 1 City Business Park  
Works Road  
Letchworth Garden City  
Herts  
SG6 1FH**

- Close to A1(M)
- Eaves 5.9m
- 10 parking spaces
- Gated Estate
- Currently let to Citysprint (UK) Ltd until 9/01/2026 at a rent of £64,000 per annum.

# UNIT 1 CITY BUSINESS PARK, WORKS ROAD, LETCHWORTH GARDEN CITY, HERTS, SG6 1FH

## Location

Letchworth is located in north Hertfordshire adjoining junction 9 on the A1(M). The A505 provides an east west link between the M1 at Luton and the M11 at Cambridge.

Letchworth station provides a fast rail service to London Kings Cross.

There is a busy town centre and an extensive out of town retail area including a Sainsbury's superstore a short distance from the property.

Letchworth Business Park comprises over 50 acres of modern office and production accommodation and includes a major Sainsbury's superstore, a leisure centre and retail park.

The property is located at the north eastern end of Works Road within the principle commercial area.

The most convenient access is from Baldock Road turning into Jubilee Road close to where the road runs under the A1(M) at Baldock and then turning right at the T Junction into Works Road.

## Accommodation

Built in 2002 the property forms part of a small high quality modern development of four light industrial / warehouse units.

It is constructed of a steel portal frame providing clear space internally with an eaves height of approx. 5.9 m.

There is a full height loading door providing access to the principle area alongside which are fully fitted two storey offices.

The four units in City Business Park which share a large yard and car parking area with a perimeter security fence and gate.

	Sq Ft	Sq M
Ground Floor- Warehouse / Production	4,714	437.93
Ground Floor- Offices	922	85.65
First Floor- Offices	922	85.65
<b>TOTAL</b>	<b>6,558</b>	<b>609.24</b>

## Tenure

Available for sale on the basis of a 150-year ground lease from March 2000 at a peppercorn rent.

Price £1,250,000 plus VAT.

The property is currently let to Citysprint (UK) Ltd on a lease expiring 9/01/2026 at a rent of £64,000 per annum.

## Business Rates

Please see the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £54,500.

Rates payable approx. 54.6% for the y/e 31/3/2025.

## Other Information

Unless otherwise stated all prices, rents or other stated costs are subject to VAT.

Energy Performance Certificate: Category D (84)



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