

High Quality Business/Light Industrial Unit  
Approx. 3,815 sq ft (354.42 sq m)

**AITCHISON  
RAFFETY**



## Unit 7 Campus 5, Letchworth, Herts SG6 2JF FOR SALE

- Glazed loading door
- Hi-tech/light industrial space to ground floor
- Open plan office space to first floor
- Fibre connection & Cat V data cabling
- Kitchen and WC facilities to each floor
- Gas central heating



RICS



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Campus 5  
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SG6 2JF

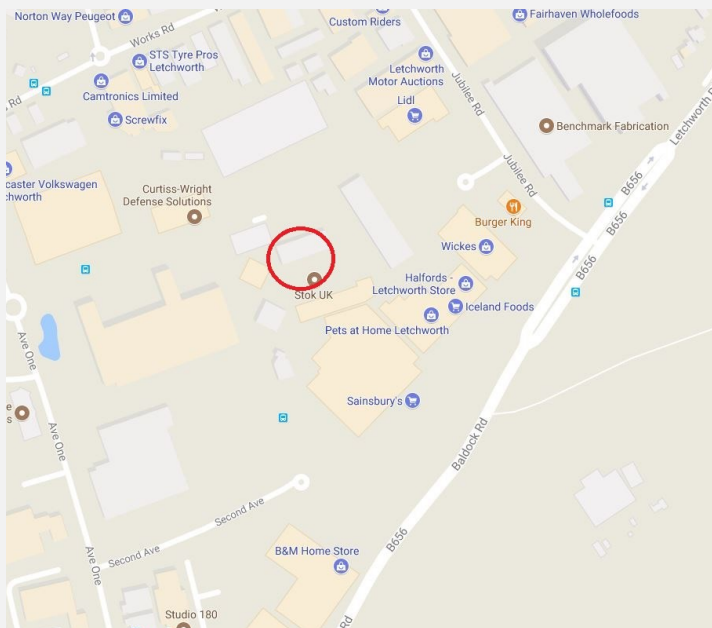
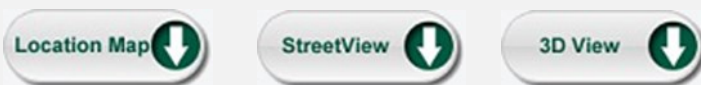


## Description

Comprises a modern hi-tech/light industrial unit within a development of similar units. The accommodation is arranged as light industrial space to the ground floor with open plan offices to the first floor. The layout is flexible and benefits from a front loading door, wc and kitchen facilities to each floor and parking for up to 6 cars to the front (with doubling up possible).

## Location

Campus 5 is situated off of Avenue One within Letchworth's established commercial area and being approximately equidistant of Letchworth town centre and Baldock. There are good communication links with the A1(M) junction 9 being within 2 miles and mainline train services from Letchworth or Baldock.



## Floor Area

The approximate gross internal floor area:

**Total 3,815 sq ft (354.42m<sup>2</sup>)**

## Price

The property is available for sale on a long leasehold basis with approximately 118 years remaining.

Price **£325,000**

## Business Rates

From verbal enquiries with the Local Authority we are advised that the rateable value is £17,995 with rates payable in the order of £8,385 per annum.

## Energy Performance Rating

Band C / 75—Ground Floor

Band E / 109—First Floor

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

VAT will not payable in this transaction.

## Viewings

Strictly by appointment via the agents.

**Aitchison Raffety & Davies & Co**

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