



## HIGH QUALITY WAREHOUSE BUILDING WITH FIRST FLOOR OFFICES 3,775 SQ FT

**Rent: £50,950 p.a.**

Unit 26 Campus 5  
Third Avenue  
Letchworth Garden City  
Hertfordshire  
SG6 2JF

- Ram-raided bollards and front/side security shutters
- Full-height warehouse/production area
- Full-size, part-glazed loading door
- Radiant heating and LED lighting to warehouse
- Generous loading yard and 10 on-site car parking spaces
- Refurbished modern offices

# UNIT 26 CAMPUS 5, THIRD AVENUE , LETCHWORTH GARDEN CITY, HERTFORDSHIRE, SG6 2JF

## Location

Letchworth Business Park is the major commercial development in north Hertfordshire.

It comprises over 50 acres of modern office and production accommodation and includes a major Sainsbury's Superstore, leisure centre and retail park.

There is convenient access to the A1(M) at Letchworth Gate (Junction 9) and the A505 provides access to Hitchin and Luton in the west and Royston and Cambridge to the east.

Letchworth is world famous for its landscaped environment. There is an excellent range of shopping facilities and a fast train service to London/Kings Cross.

## Accommodation

This is a high-quality end of terrace factory/warehouse unit constructed in 1996.

The building provides a main full height brick built warehouse/production area with first floor offices to the front/side elevations with ancillary accommodation underneath.

Features include:

- \* Eaves height 6.5 metres (suitable for mezzanine)
- \* Full size part glazed loading door
- \* Radiant heating and lighting to warehouse
- \* High quality first floor offices with full glazing
- \* Office with heating, lighting and carpeting
- \* Attractive entrance
- \* Cavity brick construction
- \* 10 car spaces
- \* Generous loading area
- \* Ram raid bollards and front and side security shutters

The current tenant will be removing the mezzanine floor from the warehouse when they vacate.

Floor Areas (approx. )	Sq Ft
Ground Floor	2,762
First Floor Offices	1,013
<b>TOTAL</b>	<b>3,775</b>
Car Parking Spaces	10

## Tenure

Available to let on a new lease for a term to be agreed from late February 2026.

Rent £50,950 per annum plus VAT exclusive.

## Service Charge

There is a small estate service charge billed on a ad-hoc basis.

## Business Rates

Please see the Valuation Office Agency Website ([www.voa.gov.uk](http://www.voa.gov.uk)). Indicated assessment £27,250

Rates payable 49.9 % for the y/e 31/03/2026.

## Legal Costs

Each party to cover their own legal costs.

## EPC

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For further information please contact Davies & Co on  
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**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](http://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.

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