



MODERN INDUSTRIAL / WAREHOUSE UNIT
8,082 SQ FT

Rent: £105,000 p.a.

Unit 2
Dunhams Court
Dunhams Lane
Letchworth Garden City
Hertfordshire
SG6 1WB

- 12 Parking Spaces
- Uninterrupted Column Free Construction
- 6.5m Headroom
- To be refurbished. Works to include New Roof and Cladding

UNIT 2, DUNHAMS COURT, DUNHAMS LANE, LETCHWORTH GARDEN CITY, HERTFORDSHIRE, SG6 1WB

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

The property forms part of an attractive, modern development located within the main industrial area. It comprises a mid-terrace unit of steel portal frame construction with an integrated office core.

The unit benefits from a well-proportioned floor plan with good width and depth and has recently been redecorated.

The warehouse provides an approximate eaves height of 6.5m and is fitted with LED high-bay lighting.

The office and welfare accommodation is arranged on the ground floor to the front of the property and includes office space, a kitchen, and WC facilities, located directly behind the front elevation.

The property is scheduled to receive a new roof together with replacement external cladding to the elevation fronting the service area. These works are due to be completed in Spring 2026.

There is a dedicated loading and parking area to the front of the unit providing 12 allocated parking spaces.

FLOOR AREAS (approx. GIA)	Sq Ft
TOTAL	8,082
Car Parking Spaces	12

TERMS

The property is available to let on a new lease for a term to be agreed.

Rent £105,000 per annum plus VAT.

SERVICE CHARGE

There is a small estate service charge.

BUSINESS RATES

Please see the Valuation Office Agency website (www.voa.gov.uk). Indicated assessment £67,500.

Rates payable 48% for the y/e 31/3/2027.

EPC

TBC

KVA CAPACITY

It is understood that the unit currently benefits from a 3-phase 70 KVA supply.

For further information please contact Davies & Co on 01707 274237

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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. 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.

Davies
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