



DETACHED CAMPUS BUSINESS UNIT
7,309 SQ FT

Rent: £85,000 p.a.

Unit 1 Campus 5
Third Avenue
Letchworth Garden City
Hertfordshire
SG6 2JF

- Prominent position by entrance to the estate
- Windows across the entire ground and first floors for bright, airy accommodation
- High-quality, individually designed construction
- Self-contained plot offering privacy and secure access
- Flexible layout, with potential to convert the building to full office use if required

UNIT 1 CAMPUS 5, THIRD AVENUE , LETCHWORTH GARDEN CITY, HERTFORDSHIRE, SG6 2JF

LOCATION

Campus Five is in a prime location on Letchworth Business Park the premiere commercial location in the north Hertfordshire area.

The Park incorporates a range of high quality warehousing and production buildings, offices, retail units and a major Sainsbury's Superstore immediately next to the property.

The property stands in a prominent position at the entrance to Campus 5.

ACCOMMODATION

A highly distinctive, detached two-storey campus-style business building set on a self-contained plot, offering a flexible mix of production, warehouse, showroom and office space. Ideal for a variety of business uses, the property provides both immediate functionality and potential for adaptation.

Ground Floor:

- * Part full-height production / warehouse space with an extendable mezzanine floor
- * Part-glazed, full-height loading door
- * Flexible office, showroom, or high-spec store space beneath the first-floor offices, easily adaptable to different user requirements

First-Floor Offices:

- * Fully fitted and finished to a high standard
- * Carpeting, suspended ceilings, air conditioning, recessed LED lighting and floor ducting for cabling
- * High-quality full-height glazed partitioning
- * Front-facing location providing excellent natural light

There are windows to the entire ground and first floor.

There are 19 allocated parking spaces, with the ability to double park in certain areas, together with additional unrestricted roadside parking immediately opposite the estate.

In summary this is a prestigious, versatile business property offering a unique opportunity for businesses seeking high-specification accommodation with excellent flexibility.

BUSINESS RATES

Please see the Valuation Office Agency Website (www.voa.gov.uk). Indicated assessment £74,500.

Rates payable 48% for the y/e 31/03/2027.

EPC

C(64)



| FLOOR AREAS (approx. GIA) | Sq Ft |
|---------------------------|--------------|
| Ground Floor | 4,331 |
| First Floor | 2,978 |
| TOTAL | 7,309 |
| Car Parking Spaces | 19 |

TERMS

Available on a new lease at an early date to be agreed. Rent £85,000 per annum.

Rent and other property outgoings are subject to VAT.

For further information please contact Davies & Co on
01707 274237

Daniel Hiller d.hiller@davies.uk.com

Clay Davies c.davies@davies.uk.com

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
01707 274237