



## SMALL INDUSTRIAL INVESTMENT 1,611 SQ FT

**Price: £275,000 + VAT**

11 Woodside Industrial Estate  
Works Road  
Letchworth  
Hertfordshire  
SG6 1LA

- 7.82% Yield Before Purchasers Costs.
- Current Rent Income £21,495 p.a.
- Rare Opportunity to Acquire a Small Industrial Investment
- Established Industrial Location

# 11 WOODSIDE INDUSTRIAL ESTATE, WORKS ROAD, LETCHWORTH, HERTFORDSHIRE, SG6 1LA

## LOCATION

Letchworth is a major centre in north Hertfordshire close to Baldock, Hitchin and Stevenage. It adjoins Junction 9 of the A1(M) and the A505 trunk road provides an east west link between the M1 at Luton and Cambridge and East Anglia. Letchworth station provides a fast electrified service to London Kings Cross.

Woodside Industrial Estate is a modern development of 26 units fronting on to Works Road in the centre of the main commercial area easily accessible to the Station and Town Centre. Current estate trade counter operators include Toolstation, City Plumbing and GSF Car Parts.

## ACCOMMODATION

Unit 11 is a full height end of mid-terrace warehouse / production unit which has been substantially fitted out with a mezzanine storage floor (removable if not required) and fully fitted well specified first floor offices and ground floor workshop space.

The property was let to PW Resistance Welding Products Limited on 19th December 2025. Headline terms are outlined below:

Term:- 5 years  
Rent:- £21,495 per annum.  
Break Option:- 19 December 2028 (tenant only option).  
Security Deposit: £6,448.50

Yield 7.82% disregarding purchasers costs.

FLOOR AREAS (approx. GIA)	Sq Ft
<b>TOTAL</b>	<b>1,611</b>
Car Parking Spaces	4

## TERMS

Available for sale on the basis of a 999-year lease (less 10 days) from 25 December 1909 with the benefit of an occupational tenant.

## SERVICE CHARGE

Current service charge is circa £350.00 per annum + VAT.

The tenant is liable to cover these costs under the terms of their lease.

## BUSINESS RATES

The tenant is liable to cover the business rates under the terms of their lease.

## EPC

Energy Performance Certificate: Category: E - 125

## KVA CAPACITY

The property benefits from a three phase power supply.

## OTHER INFORMATION

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

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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**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.

**Davies**  
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