

Unit 2 Dunhams Court

Letchworth Garden City, SG6 1WB

adroit
REAL ESTATE ADVISORS

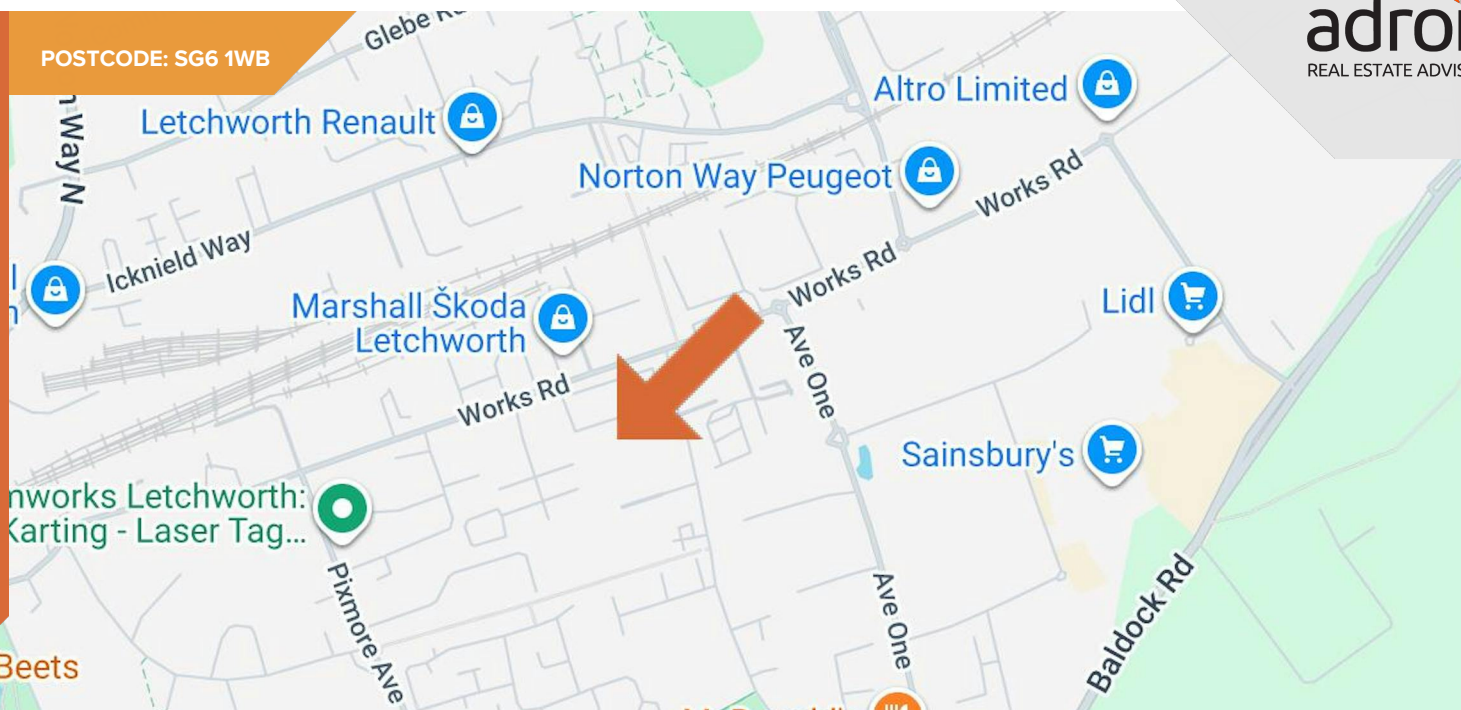


TO LET

8,082 sq ft (750.84 sq m)

- Awaiting refurbishment including a new roof
- 6.5m eaves height
- One roller shutter
- Ground floor offices
- LED lighting

POSTCODE: SG6 1WB



Description

A mid terrace industrial unit awaiting refurbishment. The unit benefits from 6.5m eaves height, one roller shutter door, ground floor offices, three phase power and mains gas. Car parking (approx 12 spaces) is provided at the front of the property. The refurbishment is expected to start in April and will include a new roof. Once refurbished the unit will be available on a new lease.

Location

Dunhams Court is a purpose built industrial development situated on Dunhams Lane within the main commercial area of Letchworth. The estate sits less than a mile from Letchworth Train Station and the town centre with Junction 9 of the A1(M) being less than 2 miles away.

Letchworth sits 3 miles from Hitchin, 5 miles from Stevenage, 7.5 miles from Biggleswade and 10 miles from Royston.

Accommodation

The property has been measured on the basis of Gross Internal Area:

Name	sq ft	sq m
Ground - Warehouse and Office	8,082	750.84
Total	8,082	750.84

Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

EPC

C (70)

Availability

Available Q3 2026

Rent

£13 per sq ft

Service Charge

Applicable, awaiting 2026 Budget

Legal Costs

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

Business Rates

The property has a Rateable Value of £52,500 in the 2023 Rating List, increasing to £67,500 in the draft 2026 Rating List. Transitional relief may apply. Not the rate payable.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors and Davies Property Consultants Limited

Adroit Real Estate Advisors



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