

FOR SALE FREEHOLD TWO STOREY FACTORY/OFFICE BUILDING

450.57 SQ M (4,850 SQ FT)



**KNAP CLOSE
LETCWORTH
HERTFORDSHIRE SG6 1AQ**

See important notice overleaf

01438 816396

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KNAP CLOSE, LETCHWORTH, HERTFORDSHIRE SG6 1AQ

DESCRIPTION & SITUATION The premises comprises a two storey detached factory/office building on a site of approximately .2 of an acre.

The premises is situated just off Blackhorse Road in the heart of Letchworth business area. Letchworth is a popular location located in North Hertfordshire adjoining Junction 9 of the A1(M). The A405 provides an East/West link between the M1 at Luton and Cambridge and East Anglia. Letchworth Station provides a fast service to London Kings Cross.

- FEATURES**
- REAR YARD/PARKING
 - 3 PHASE ELECTRICITY
 - MALE AND FEMALE TOILETS
 - KITCHEN
 - DOUBLE DOOR LOADING AT GROUND FLOOR

FLOOR AREAS All dimensions and areas are approximate gross internal areas

	(sq m)	sq ft
Ground Floor	227.14 sq m	2,445 sq ft
First Floor	223.43 sq m	2,405 sq ft
Total Gross Internal Area	450.57 sq m	4,850 sq ft

TERMS The property is available for sale freehold.

PRICE £240,000
SUBJECT TO CONTRACT

RATES From verbal enquiries we ascertain the rateable value to be £26,500.
Rates payable 2011/12 £11,474.50

LEGAL COSTS Each party is to be responsible for their own legal costs.

VIEWING Strictly by appointment through
BOWYER BRYCE
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Ref: 011759

Important Notice

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- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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