

Letchworth Industrial Estate

Works Road, Letchworth, SG6 1FF

Warehouse | 15,496 ft²



To be refurbished



8.5m eaves height



3 level access loading doors



18 car parking spaces



A1M - 1.7 miles

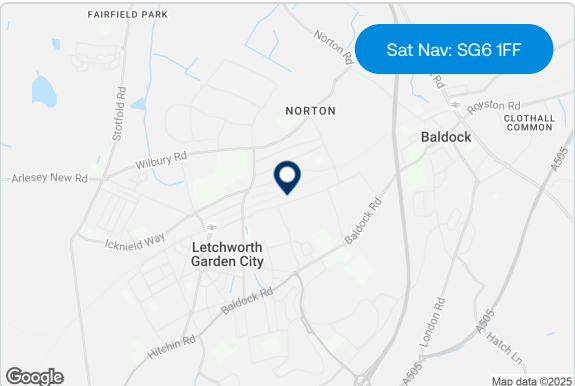


Letchworth Station - 0.7 miles

Available to Let



LastMileFirst | mileway.com



Description

The property comprises a modern, good quality industrial/warehouse unit, constructed circa 2015 and due to undergo refurbishment prior to reoccupation. The unit is situated at the front of the estate in a prominent position fronting Works Road. Floor areas are indicative and measured on a gross internal basis.

Location

Letchworth Industrial Estate is located within the main employment area of Letchworth, off Works Road, approximately 1.6 miles (5 mins drive) from junction 9 of the A1M and within 0.7 miles (33 mins walk) of Letchworth Railway Station, which offers direct rail services to London Kings Cross and London St Pancras with a fastest journey time of 29 mins. Nearby occupiers include Johnson Controls, Alliance Healthcare, Stapletons, City Plumbing, Howdens, Tool Station and Royal Mail. Nearby retail and leisure facilities, together with the town centre are all within a short walking distance.

Further information

EPC
B
Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

Jas Lall
Mileway
southeast@mileway.com
0203 991 3516

Dan Jackson
Adroit Real Estate Advisors
djackson@adroitrealestate.co.uk
07841 684 870

Lloyd Spencer
Adroit Real Estate Advisors
lspencer@adroitrealestate.co.uk
07768 480 937



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Warehouse Space	Warehouse	13,864	Immediately
Office Space	Warehouse	1,632	Immediately
Total		15,496	

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway