

# Unit 2 Letchworth Industrial Estate

Works Road, Letchworth Garden City, SG6 1FF

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REAL ESTATE ADVISORS

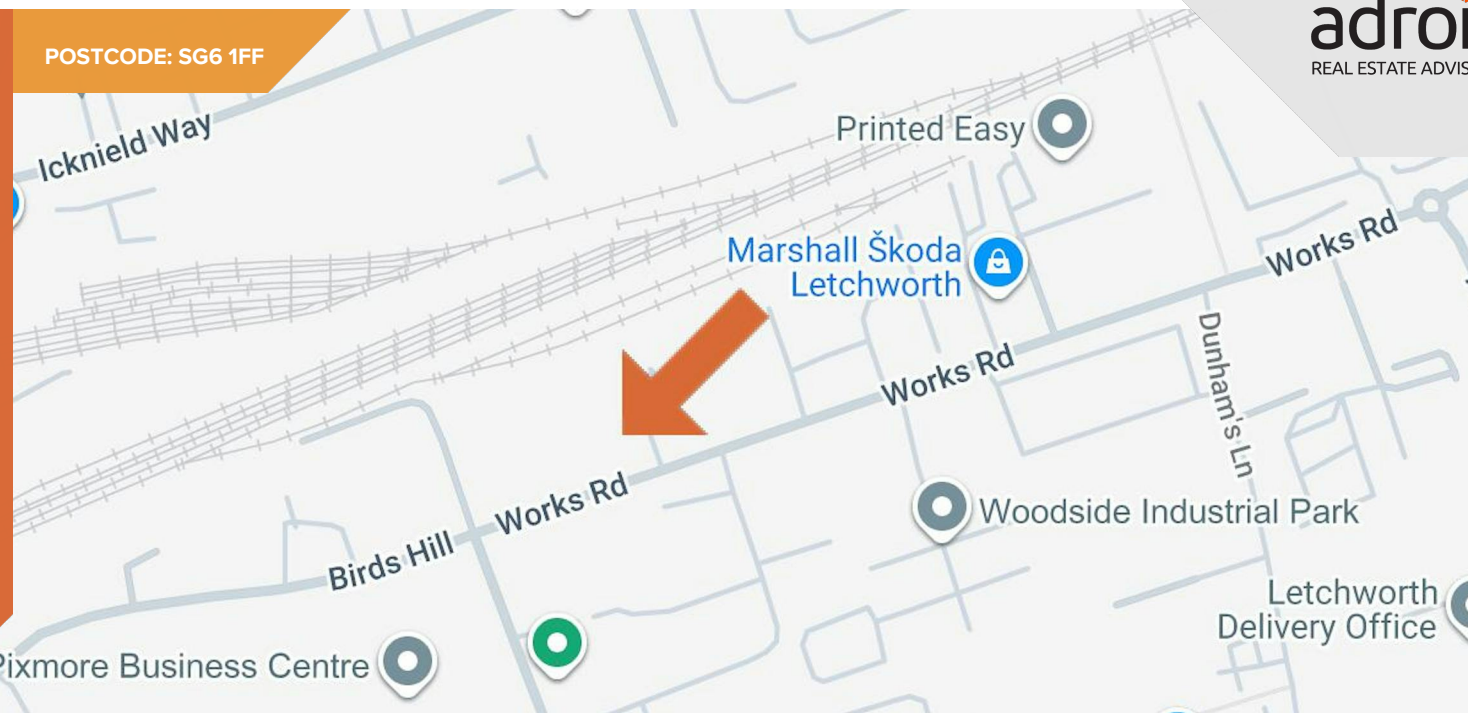


**TO LET**

**15,496 sq ft** (1,439.63 sq m)

POSTCODE: SG6 1FF

- Due to be refurbished
- 8.5m eaves height
- 3 level access loading doors
- First floor offices
- Staff welfare area and warehouse toilets
- 18 car parking spaces



## Description

A modern, well specified semi detached industrial/warehouse unit situated at the entrance of a development of four similar units, originally constructed circa 2015. The unit benefits roadside frontage to Works Road and is due to be refurbished.

## Location

Well located in Letchworth within the main employment area off Works Road, approximately 1.6 miles (5 mins drive) of 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.

## Accommodation

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

Name	sq ft	sq m
Ground - Warehouse & Reception	13,864	1,288.01
1st - Offices	1,632	151.62
<b>Total</b>	<b>15,496</b>	<b>1,439.63</b>





## Tenure

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

## EPC

B (37)

## Availability

Available Immediately

## Rent

Rent on application

## Service Charge

£3,531 per annum based on the 2025 budget

## Legal Costs

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

## Business Rates

Rateable Value of £104,000

Rates payable: £3.88 per sq ft based on 2023 valuation assuming no transitional relief

## Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

## Adroit Real Estate Advisors



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