

TO LET / FOR SALE

>D KirkbyDiamond



Detached Industrial Warehouse
Lyric House
14 Blackhorse Road
Letchworth Garden City
SG6 1HB

Price / Rent

£2,000,000 or £145,000 pax
15,654 SqFt (1,454 SqM)

- Front parking
- Rear yard
- Loading area
- Self-contained site

Location

Letchworth Garden City, North Hertfordshire, is approximately 32 miles north of London. The town has direct access to the A1(M) which offers links to the M25, 20 minutes to the south. Letchworth Garden City mainline railway station provides a fast service to London Kings Cross (36 minutes) and is well located for the international airports at both Luton and Stansted.

Description

A detached industrial warehouse with the benefit of front parking and rear yard / loading area on a self-contained site.

Terms

The premises are to be Sold on a Long- leasehold basis (circa 116 unexpired) offers in the region of £2,000.000. Or £145,000 per annum Exclusive, for a term to be agreed.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction

Business Rates

Rateable Value - £ TBC

Interested parties are advised to contact the relevant Local Authority

EPC

E116

DISCLAIMER

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Accommodation

Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

| Accommodation | Sq Ft | Sq M |
|-----------------------------|---------------|--------------|
| Ground floor warehouse | 11,785 | 1,094 |
| Ground floor offices | 1,651 | 153.37 |
| First floor offices/storage | 2,218 | 2.06.10 |
| Total | 15,654 | 1,454 |

Areas quoted are approximate and should not be held as 100% accurate.

Viewings

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