

TO LET

16,313 Sq Ft (1,515.48 Sq M)

- › Three Phase Power 400 amp
- › Electrically operated roller shutter door 3.8m x 4.3m
- › Ground & first floor offices with gas central heating via radiators
- › WC & kitchen facilities
- › Prominent location with secure yard area



Blackhorse Road
Letchworth Garden City, SG6 1HB

Contact: Hannah Niven or Viv Spearing
Tel: **01582 738866**
eddisons.com





Location

- Letchworth Garden City is the world's first Garden City founded in 1903.
- It is located in North Hertfordshire, 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.

/// what3words

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Google Maps

Click here



Description

- The property is located within the towns main industrial and commercial area fronting onto Blackhorse Road.
- Internally the unit comprises of offices/reception/WC facility to the ground floor along with a large warehouse/production area to the rear. There is additional office space to the first floor.
- The unit is a detached property with parking to the front of the building and a large yard to the rear for loading and additional parking.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £145,000 pa. VAT is payable

The long leasehold interest is available to purchase. Price on application.

Accommodation (Gross Internal Area*)

Ground floor office and warehouse	1,145.74 SQ M	12,333 SQ FT
First Floor Offices	285.2 SQ M	3,070 SQ FT
Mezzanine	84.54 SQ M	910 SQ FT
Total	1,515.48 SQ M	16,313 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-84

Business Rates: The rateable value is £115,000 per annum. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Contact:

HANNAH NIVEN

[07425 244 396](tel:07425244396) hannah.niven@eddisons.com

VIV SPEARING

[07810 775 492](tel:07810775492) viv.spearing@eddisons.com

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