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

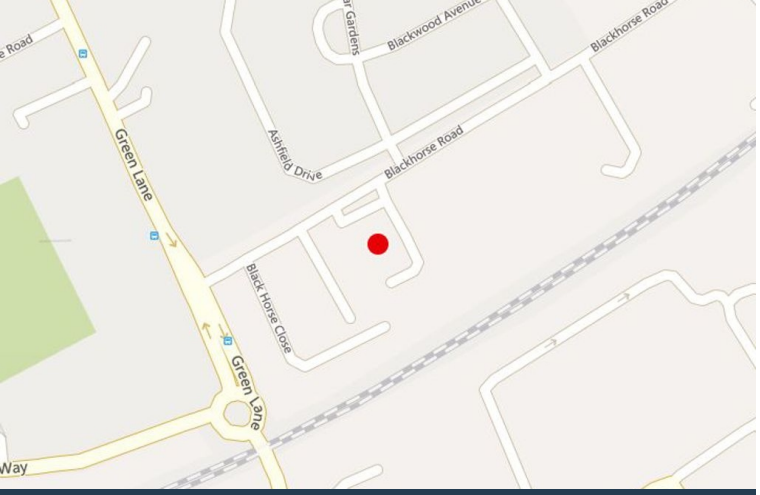
Blackhorse Road

Letchworth Garden City, SG6 1HB

Contact: Hannah Niven or Eamon Kennedy

eddisons.com

BTG Eddisons







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
///line.fully.state

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 hannah.niven@eddisons.com

EAMON KENNEDY
07887 835 815 eamon.kennedy@eddisons.com

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees 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 (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.