

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

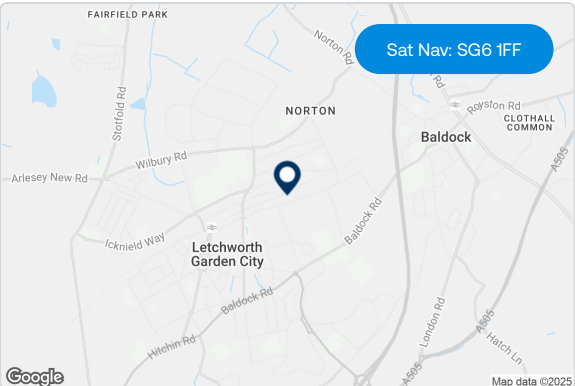


Letchworth Station - 0.7 miles

Available to Let

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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](#)

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Accommodation:

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

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