Mileway

Letchworth Industrial Estate

Works Road, Letchworth, SG6 1FF

Warehouse | 15,496 ft^2

- Newly refurbished
- 8.5m eaves height
- 3 level access loading doors
- 18 car parking spaces
- A1M - 1.7 miles
- Letchworth Station - 0.7 miles

Location & Connections

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, Rolla Granola, 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.

Description

The property comprises a modern, refurbished industrial / warehouse unit constructed circa 2015. The unit is one of four in a within a shared courtyard. The unit has been refurbished and benefits from 8.5m eaves height, three level access loading doors, first floor offices with heating and cooling via a heat pump and a passenger lift, motion sensitive LED lighting throughout, three phase power (xxxx KVA) a spacious loading area and separate car parking. The property has been measured on a Gross Internal Area (GIA) basis. The property has a Rateable Value of £152,000 in the 2026 Rating List. Transitional relief may apply.

Further information

EPC
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Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

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	PCM Rent (£)
Warehou: Space	Warehouse	13,864	Immediately	19,045
1st Floor Office	Warehouse	1,632	Immediately	POA
Total		15,496		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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