

**646 BLACKHORSE ROAD**

Letchworth Garden City  
Hertfordshire  
SG6 1HN



**TO LET.**

**INDUSTRIAL/WAREHOUSE UNIT/PRODUCTION UNIT  
WITH SECURE YARD**

6,052 SQ FT (562.2 SQ M)

YARD APPROXIMATELY 5,472 SQ FT (508 SQ M)



**For further information please contact: Viv Spearing**

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## Location

Letchworth Garden City is situated in North Hertfordshire adjacent Junction 9 of the A1(M). To the south, the M25 provides access to the national motorway network and to the north, the A14 connects to the M1, M6 and east coast ports. Letchworth Garden City Railway Station provides direct services to London, King's Cross, approximately 45 minutes. The airports at Luton and Stansted are within approximately 20 minutes and 40 minutes driving time respectively, and Gatwick and Heathrow are accessible via the M25.

## Description

The property is located within the town's main industrial and commercial area and the property is located fronting onto Blackhorse Road and the corner of Knapp Close. The space is mainly warehouse/production with a ground floor reception/office. The unit is a detached building and offers a secure yard area.

## Accommodation

The unit provides ground floor offices and a large, open plan warehouse/production area with forecourt loading and parking.

Gross Internal Area 6,052 sq ft (562.2 sq m).

In addition, there is a secure yard, approximately 5,472 sq ft (508.3 sq m).

## Features

- Max eaves 6.3m (20' 6")
- Insulated roof
- Air conditioning to office areas
- LED lighting with suspended ceilings to office area
- Laminated floor to offices
- 2 x roller shutters
- Three phase power
- Forecourt loading and parking
- WC facilities
- Secure yard area



## Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

## Rental

£75,000 per annum, exclusive.

## Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £TBC. The UBR for 2024/25 is 54.6p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

## Energy Performance Certificate (EPC)

A copy of the EPC is available upon request. The current assess rating is C-66.

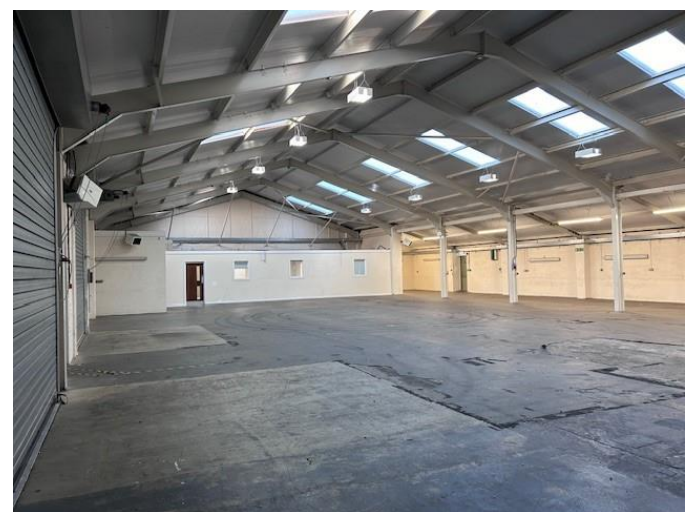
Certificate No. 2612-7837-3802-2195-0306.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

## Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition



### Brown & Lee Commercial Property Consultants LLP

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Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

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