

**623 BLACKHORSE ROAD**

Letchworth Garden City  
Hertfordshire  
SG6 1HB



**TO LET.**

**DETACHED SELF-CONTAINED INDUSTRIAL UNIT WITH LARGE  
SECURE YARD**

UNIT OF 16,313 SQ FT (1,515.5 SQ M)

SECURE YARD OF APPROXIMATELY 25,500 SQ FT



**For further information please contact: Christie Bays**

T: 01438 794581

E: [christie.bays@brownandlee.com](mailto:christie.bays@brownandlee.com)

M: 07436 031722

W: [www.brownandlee.com](http://www.brownandlee.com)

## 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 fronts onto Blackhorse Road. The unit is detached with a secure yard to the rear of the unit and additional parking to the front.

Internally, the unit is comprised as offices/reception/WC facility areas to the ground floor, with additional offices to the first floor. There is ample production/storage space at the rear of the unit.

## Accommodation

The approximate gross internal areas are as follows:

### Ground Floor

Ground floor offices and warehouse	12,333 sq ft	1,145.7 sq m
First floor offices	3,070 sq ft	285.2 sq m
Mezzanine	910 sq ft	84.5 sq m
<b>Total gross internal area</b>	<b>16,313 sq ft</b>	<b>1,515.5 sq m</b>

## Features

- Three phase power
- WC and kitchen facilities
- Electrically operated roller shutter door
- Ground and first floor offices
- Gates to secure rear yard
- Prominent location
- Electric crane
- Eaves height of minimum 4.53m and maximum 6.4m
- Three-phase power with 315 AMPs per phase, with equipment rated to 400 AMP

## Tenure

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

## Rental

£145,000 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 £115,000. The UBR for 2026/27 is 48.0p 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)

The current rating is D-84. Valid until 12 January 2027.

## 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.

## Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and identification documentation at a later stage and we would ask for your cooperation in order to avoid delays.



**Brown & Lee Commercial Property Consultants LLP**

15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire SG1 2EF

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.

**Ref No: 16921**





**Brown & Lee Commercial Property Consultants LLP**  
15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF

**Ref No: 16921E**

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.

