



Works Road, Letchworth £1,250 pcm



- **Situated in a secure gated business courtyard**
- **Flexible Office Space:** The first-floor office covers 48.5 sq. metres (522.0 sq. feet), providing a bright and neutral environment, perfect for accommodating various business setups
- **Spacious Workshop/Storage Area:** The ground floor offers a generous 63.4 sq. metres (682.6 sq. feet) of space, ideal for production, storage, or light industrial use, with easy access via a roller shut
- **Full-Repairing Lease with Flexible Terms:** The property is available under a full-repairing lease, with flexible terms negotiable with the landlord, offering a tailored solution for your business needs
- **Convenient Forecourt Parking:** The property includes forecourt parking for two cars, ensuring easy access for staff and visitors, which can be a rare find in commercial areas
- **Modern Kitchen Facilities:** A well-maintained kitchen area on the ground floor offers a convenient space for staff to take breaks without leaving the premises
- **Neutrally Decorated:** Both the office and workshop spaces have neutral décor, allowing incoming businesses to easily adapt the space to their own branding or style
- **Excellent Loading Access:** The workshop features a large roller shutter door, making it ideal for deliveries and shipments, ensuring smooth business operations
- **Prime Business Location:** Situated on Works Road in the heart of Letchworth's commercial area, the property benefits from high visibility and easy access to local businesses and amenities
- **Close to Transport Links:** Located near junction 9 of the A1(M) and Letchworth Garden City train station, the unit offers excellent transport connections for staff and logistics
- **Nearby Amenities:** A short walk from major retailers like Sainsbury's, Aldi, and Lidl, as well as popular restaurants and hotels, making it convenient for employees during lunch breaks or after-work



## **Modern Commercial Unit with Office and Workshop Space - Ideal for Small to Medium Businesses**

**Location: Letchworth Garden City, Hertfordshire**

**Total Area: Approx. 111.9 sq. metres (1,204.6 sq. feet)**

**Are you a business owner looking to expand or seeking more efficient and modern premises? This commercial unit, located in a prominent position within Letchworth's thriving business community, offers a perfect opportunity for small to medium-sized enterprises that require both office and workshop space.**

### **Ground Floor**

- Workshop/Warehouse: 63.4 sq. metres (682.6 sq. feet)

A versatile space for production, storage, or other operational needs. The workshop is accessed via a roller shutter door, allowing for easy loading and deliveries.

- Kitchen: Approx. 2.69m x 2.29m (8' 10" x 7' 6")

A compact and modern kitchen area for staff convenience.

- Toilet: Approx. 1.91m x 1.45m (6' 3" x 4' 9")

Neatly fitted toilet facilities.

### **First Floor**

- Office Space: 48.5 sq. meters (522.0 sq. feet)

A spacious and neutrally decorated office area, currently configured as an open-plan workspace, ideal for a variety of business operations.

### **Additional Features:**

- Parking: Forecourt parking for two cars at the front of the unit.
- Flexible Terms: The unit is available immediately, with flexible terms to be agreed with the landlord. Offered on a full-repairing lease basis.
- Modern Facilities: The property includes a fully equipped kitchen and well-maintained restroom facilities.

### **Key Benefits:**

- Ideal for businesses requiring a mix of office and storage or production space.
  - Excellent transport links, with Letchworth Garden City located just off Junction 9 of the A1(M), providing easy access to London, Peterborough, and Cambridge.
  - Close proximity to local amenities such as Sainsbury's, Aldi, Lidl, and fast-food outlets, making it convenient for employees and visitors.
- This property is perfect for a growing business that needs a functional yet modern workspace.

### **Terms:**

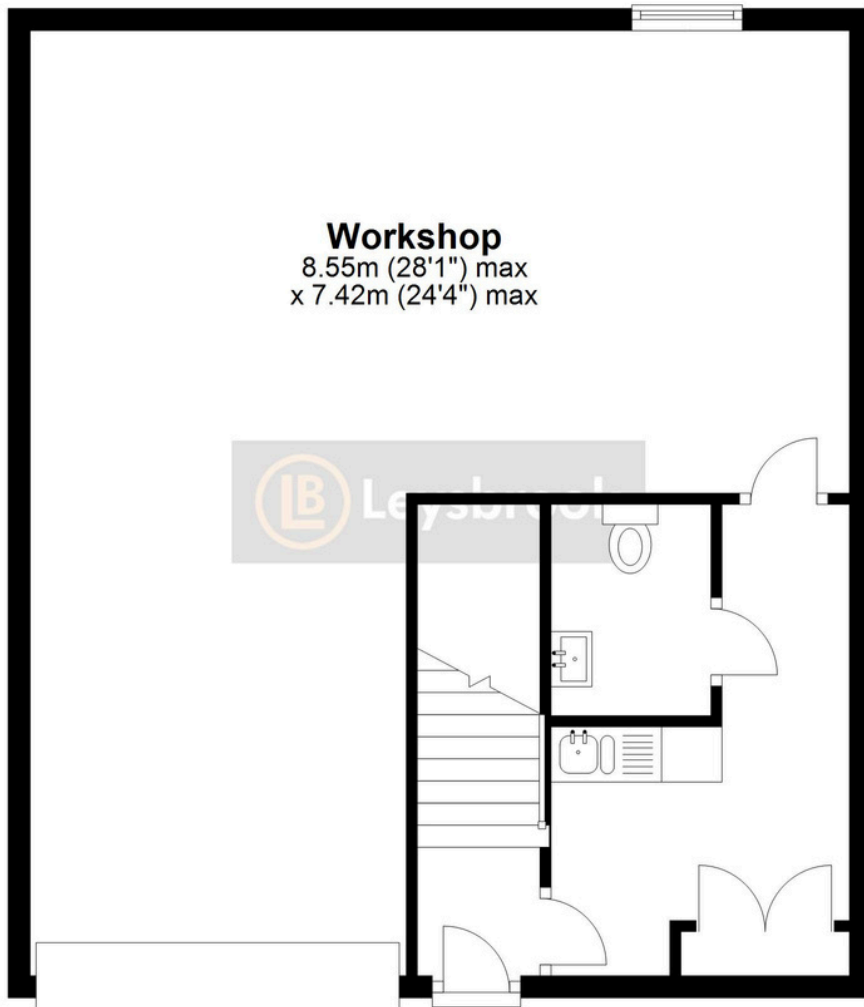
- 6 weeks' deposit and the first month's rent are required upfront, with the remaining rent paid monthly in advance.

Viewing Arrangements:

Viewings are strictly by appointment through Leysbrook. Contact us at 01462 419329 to arrange a visit and explore how this space can work for your business.

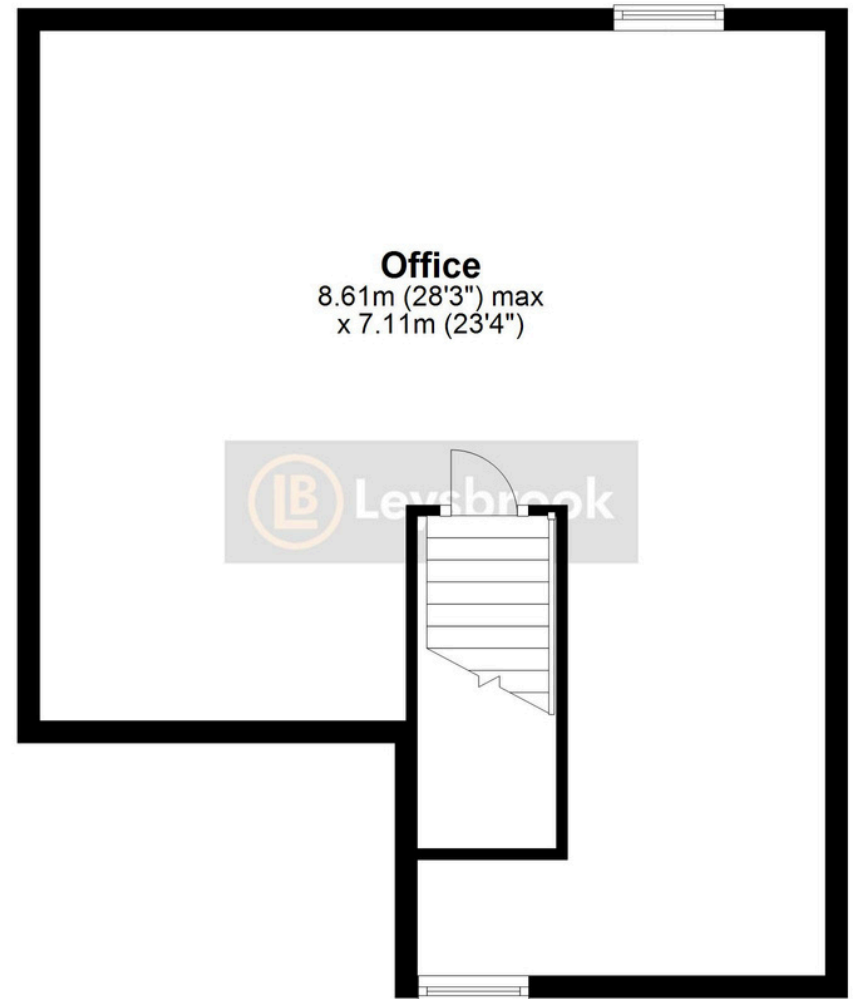
## Ground Floor

Approx. 63.4 sq. metres (682.6 sq. feet)



## First Floor

Approx. 53.1 sq. metres (571.1 sq. feet)



**Total area: approx. 116.5 sq. metres (1253.7 sq. feet)**

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.



## Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

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