

26,522 - 61,677 sq ft  
Available from Q4 2026

3.25 MVA  
Power Supply

# Unlocking potential.



A development by



Wrenbridge

**BRIDGES**  
Fund Management

SG6 2TT

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# Click into success

Designed to an industry-leading specification Click Letchworth offers 26,522 - 61,677 sq ft of high quality industrial / logistics space across 3 units. Located just 4 minutes from the A1(M) and 22 minutes from the M25 Click is perfectly positioned for occupiers looking to expand their operations.



3.25MVA  
POWER SUPPLY



TARGET EPC A+



TARGET BREEAM  
'OUTSTANDING'



WITHIN 4 MINUTES OF THE  
A1(M) AND 22 MINUTES  
FROM THE M25



NET ZERO CARBON  
DELIVERY



SOLAR PANELS SAVING  
YOU UP TO £37,498.10\*



LETCHWORTH

\*When compared to a unit of similar size built between 2000 and 2005

# Take your click

Three market-leading industrial / logistics buildings  
26,522 - 61,677 sq ft



EV PARKING SPACES  
WITH PROVISION FOR  
UP TO 100%



15% ROOF LIGHTS



CHANGING AND  
SHOWER FACILITIES



GREEN ROOF  
CYCLE SHELTERS

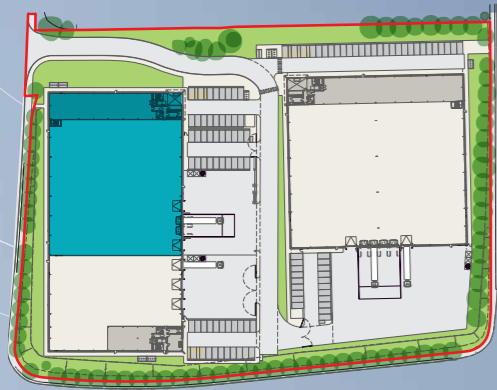


ATTRACTIVE  
LANDSCAPED SETTING



LETCHWORTH

# Unit 1



UNIT 1	SQM	SQ FT
Warehouse	3,659	39,385
First Floor Office	481	5,177
<b>Total (GEA)</b>	<b>4,140</b>	<b>44,563</b>



12M EAVES HEIGHT



30M YARD DEPTH



2 DOCK DOORS



2 LEVEL ACCESS DOORS



38 PARKING SPACES



SOLAR PANELS



POWER 570 KVA\*

44,563 sq ft



LETCHWORTH

\*Additional power available

# Unit 2



UNIT 2	SQM	SQ FT
Warehouse	2,151	23,153
First Floor Office	313	3,369
<b>Total (GEA)</b>	<b>2,464</b>	<b>26,522</b>



12M EAVES HEIGHT



30M YARD DEPTH



3 LEVEL ACCESS DOORS



POWER 400 KVA\*



20 PARKING SPACES



SOLAR PANELS

Unit 2

26,522 sq ft



LETCORTH

\*Additional power available

# Unit 3



UNIT 3	SQM	SQ FT
Warehouse	5,059	54,455
First Floor Office	671	7,223
<b>Total (GEA)</b>	<b>5,730</b>	<b>61,677</b>



12M EAVES HEIGHT



39M YARD DEPTH



4 DOCK DOORS



2 LEVEL ACCESS DOORS



48 PARKING SPACES



SOLAR PANELS



POWER 1,750 KVA\*

61,677 sq ft

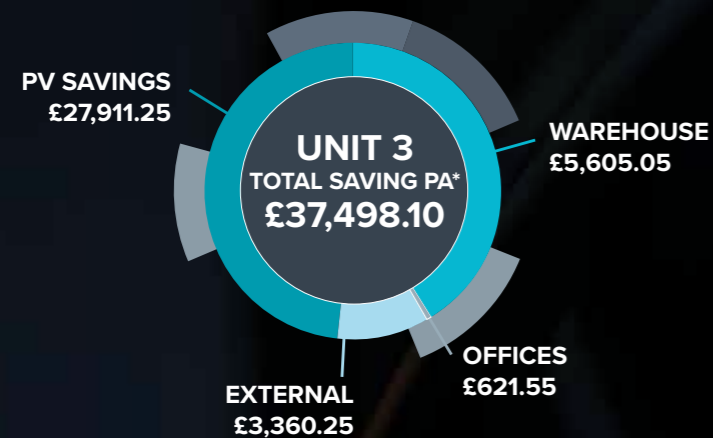
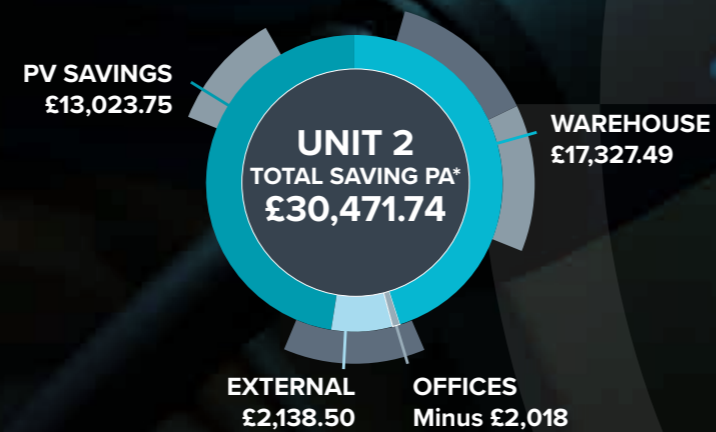
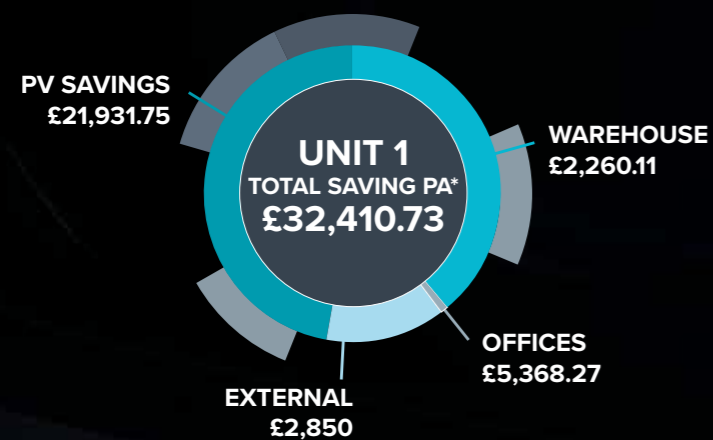


LETCHWORTH

\*Additional power available

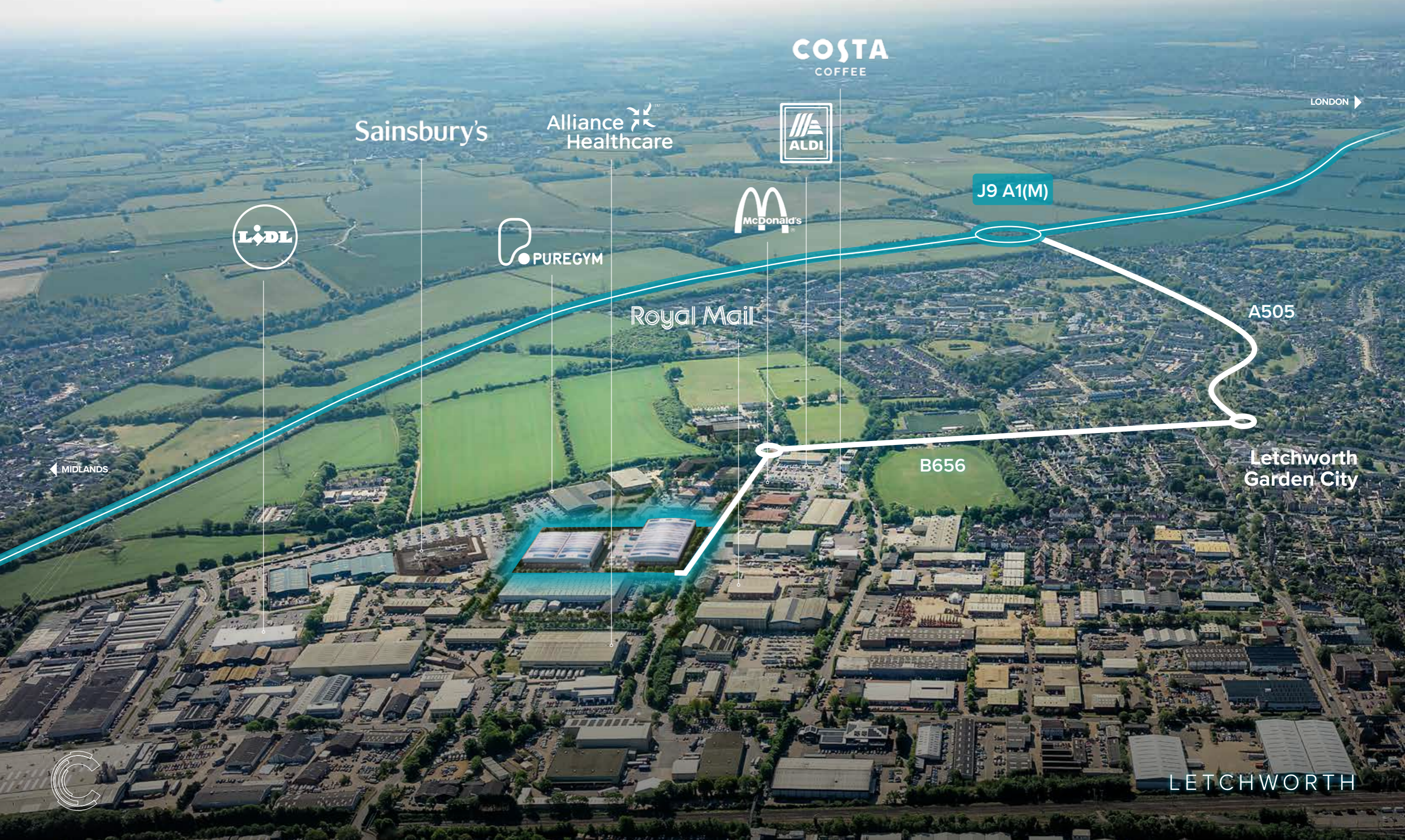
# Efficiency in every click

Designed to ensure minimal impact on the natural environment and to optimise efficiency, Click Letchworth incorporates a number of modern sustainability features as standard, ensuring the development meets the needs of occupiers today and in the years to come. Built to a market-leading standard the development will be targeting BREEAM 'Outstanding', EPC A+ ratings and be delivered as Net Zero Carbon.



# Where people and places click

Situated in an established logistics location alongside local occupiers including Amazon, Kite Packaging, Royal Mail, Alliance Healthcare and a number of amenities within walking distance including Sainsbury's, Costa, McDonald's and Pure Gym, Click Letchworth offers an attractive location for occupiers and staff alike.



Sainsbury's



Alliance Healthcare



Royal Mail



COSTA COFFEE

J9 A1(M)

A505

B656

Letchworth Garden City

MIDLANDS

LONDON



LETCWORTH

# Click into gear

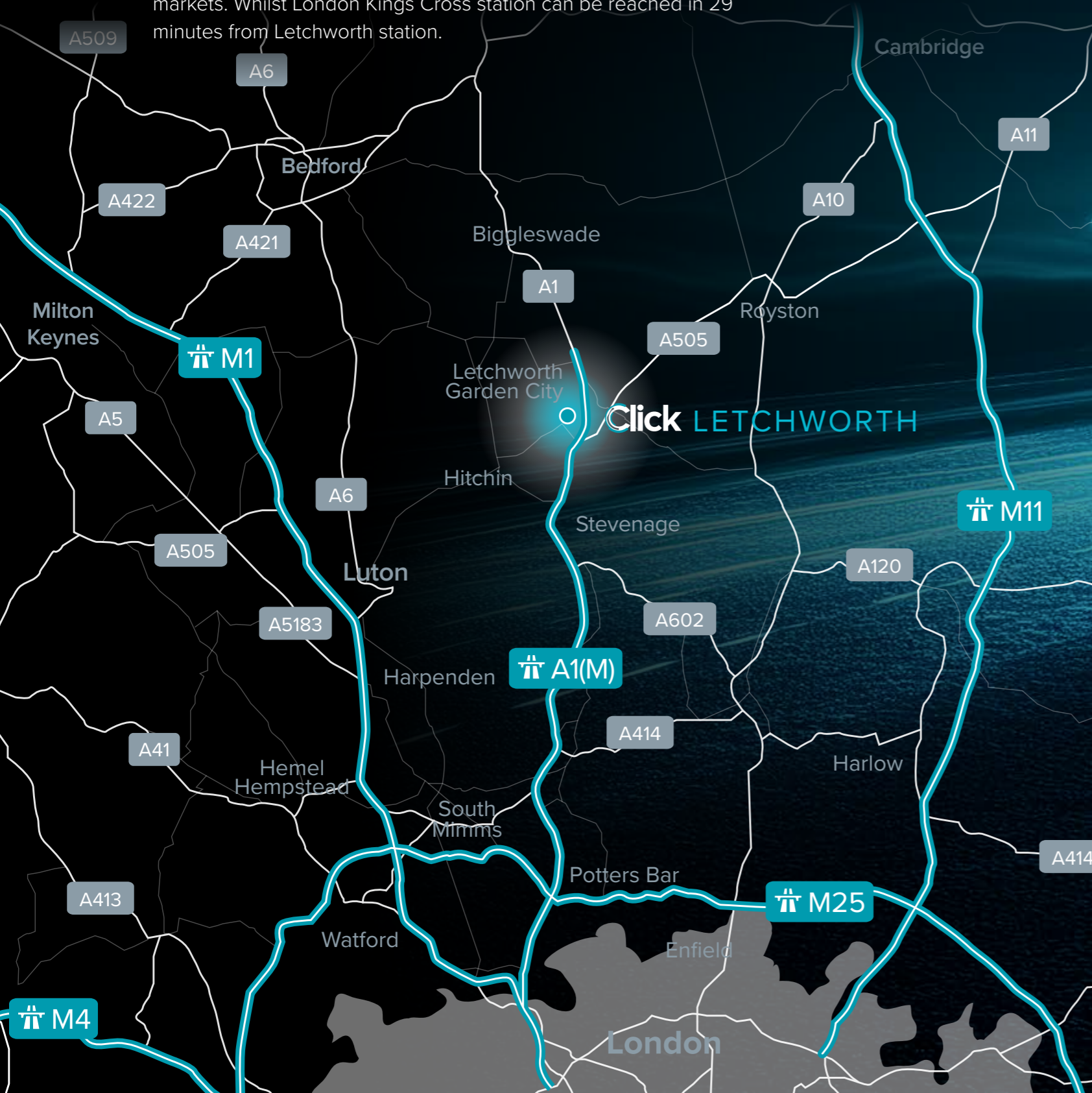
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Click Letchworth offers fast, direct access to the UK's motorway network being within 4 minutes of J9 A1(M) and a further 22 minutes from J23 M25, allowing occupiers to serve Southern and national markets. Whilst London Kings Cross station can be reached in 29 minutes from Letchworth station.

## Drivetimes

	mins	miles
Letchworth Garden City	4	1.2
J9 A1(M)	4	1.7
J10 A1(M)	8	3.4
J23 M25	22	22.5
Luton Parkway	28	14.3
J10 M1	28	15.8
J8a M11	35	25
Stansted Airport	45	28.4
London Gateway	70	60.4



**92.8%**  
of the local population have achieved a level RQF2 or above

**13.5%**  
of the North Hertfordshire population work in the manufacturing industry

**£722.30**  
weekly earnings compared to £905.50 within London

LETCHWORTH

Source: Nomis North Hertfordshire

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For further information contact our agents



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A development by



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