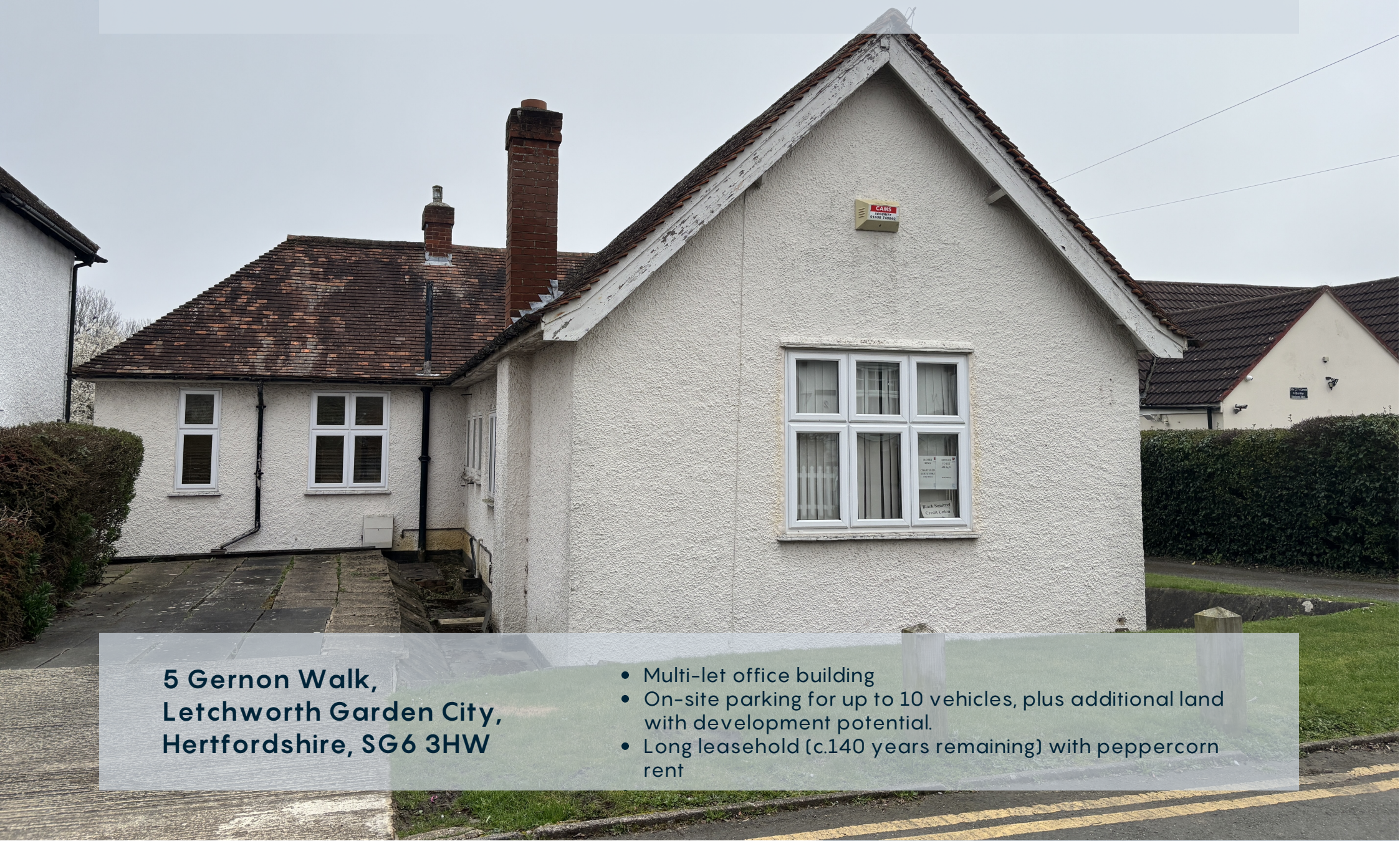


FOR SALE
OFFICE



**5 Gernon Walk,
Letchworth Garden City,
Hertfordshire, SG6 3HW**

- Multi-let office building
- On-site parking for up to 10 vehicles, plus additional land with development potential.
- Long leasehold (c.140 years remaining) with peppercorn rent

LOCATION

The property occupies a convenient location close to the centre of Letchworth. The offices are situated on Gernon Walk, near the entrance to Letchworth Shopping Centre and within walking distance of several High Street banks and a range of national and independent retailers.

Letchworth Garden City lies approximately 35 miles north of London and serves as a key commercial hub for North Hertfordshire, with a population of around 32,000. The town benefits from good transport connections, being approximately two miles from the A1(M), providing access to London and the north, and offering an electrified rail service to London King's Cross.



DESCRIPTION

The property comprises a single-storey office building originally built in the early 1900s, later extended and refurbished. It benefits from LED lighting, gas-fired heating, and separate gas and electricity meters. On-site parking is available for up to ten vehicles, with additional land offering potential for further extension or development.

The front suite is currently let and self-contained, with its own entrance and alarm system, comprising three offices, WC facilities, a kitchen, and a usable loft for storage. The tenant may vacate or remain subject to the purchaser's requirements.

The rear suite has two entrances and provides four offices as well as a small kitchenette.

ACCOMMODATION

Front Offices	1,020.17 Sq Ft	94.77 Sq M
Rear Offices	841.01 Sq Ft	78.13 Sq M
Total	1,826 Sq Ft	169.64 Sq M



VAT

This property is subject to VAT.

ENERGY PERFORMANCE CERTIFICATE D-92

QUOTING PRICE

£385,000

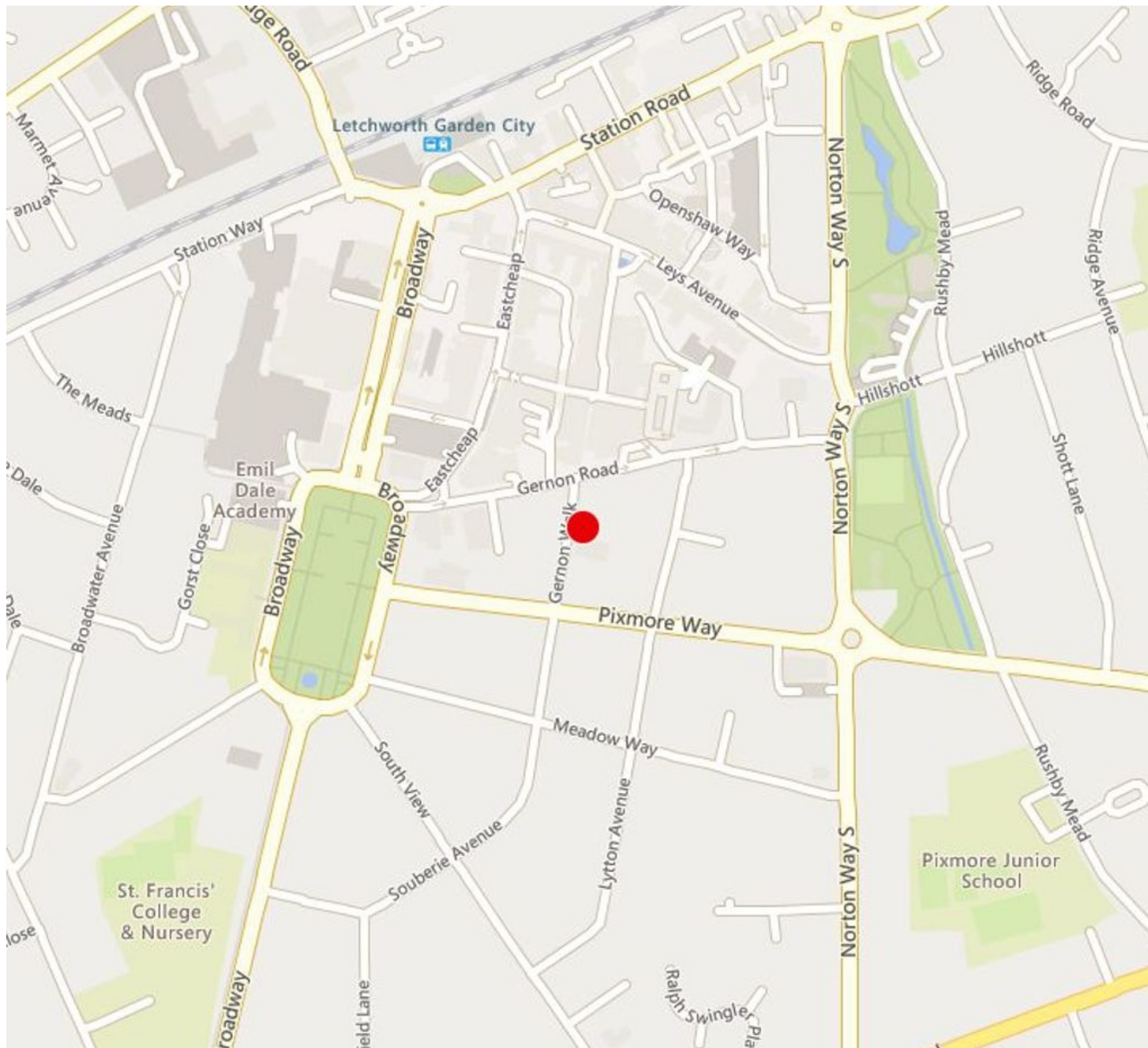
TENURE

The property is held on a 150-year lease expiring in 2166, with approximately 140 years remaining. The ground rent is a peppercorn, with no rent reviews. Use is restricted to offices under the lease, with no additional title restrictions noted.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction.





To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.