

UNIT 9 GREEN LANE THREE

Letchworth Garden City
Hertfordshire
SG6 1HP



TO LET.

LIGHT INDUSTRIAL / WAREHOUSE UNIT

429 SQ FT (39.8 SQ M)



For further information please contact: Viv Spearing

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Location

Letchworth Garden City is located in North Hertfordshire close to the Bedfordshire border and adjacent to Junction 9 of the A1(M). To the south, the M25 provides access to national motorway network and to the north, the A14 connects to the M1/M6 and East Coast Ports. Letchworth Railway Station provides regular services, some non-stop to London Kings Cross, approximately 35 minutes. Green Lane Three is conveniently located close to the junction with Green Lane and Works Road, and is situated in the town's principal commercial and industrial area, close to the town centre and public transport.

Description

The property is located in the middle of a terrace and is a starter unit benefitting from good access and all main services. The unit provides principally clear accommodation with loading and parking.

Accommodation

Total gross internal area	429 sq ft	39.8 sq m
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Features

- WC facility
- Parking
- Single phase electric
- Up and over loading door 3m x 2.99m (9' 8" x 9' 8")
- Minimum height 5.15m (16' 8")
- Maximum height 5.86 m (19' 2")

Tenure

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

Rental

£7,650 per annum, exclusive. The rental is paid quarterly in advance.

Service Charge

There will be a service charge provision within the lease and the current service charge budget is to be confirmed, plus VAT.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £4,650. The UBR for 2023/24 is 51.2p 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 Energy Performance Asset Rating is E-125.

Certificate No. 0430-0331-9359-4599-9006.

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.

