

664 GREEN LANE TWO

Saunders Close  
Letchworth Garden City  
Hertfordshire  
SG6 1PF



**TO LET.**

**STORAGE / WORKSHOP UNIT**

434 SQ FT (40.3 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 is connected to the M1/M6 and east coast ports. Letchworth railway station provides regular services, some nonstop to London King's Cross approximately 35 minutes. Saunders Close is conveniently located close to the junction of Green Lane and Works Road and is situated on the town's principal commercial and industrial area close to the town centre and public transport.

## Description

The estate comprises of 9 industrial units and the subject property is located in the middle of a terrace of 4 and consists of workshop/storage accommodation with concertina loading door and forecourt parking.

## Accommodation

Total gross internal floor area:	434 sq ft	40.3 sq m
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## Features

- WC facility.
- Kitchen sink.
- Forecourt loading.
- Parking.
- Height to suspended ceiling 4.5m (14' 7").
- Single phase power.
- Concertina loading door 2.7m x 4.1m high (8' 8" x 13' 4").

## Tenure

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

## Rental

£7,850 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 £6,000. 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)

A copy of the EPC is available upon request.

## 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.

