



**12 GREEN LANE THREE**

Letchworth Garden City  
Hertfordshire  
SG6 1HP



**TO LET.**

**LIGHT INDUSTRIAL/WAREHOUSE UNIT**

437 sq ft (40.6 sq m)



T: 01438 794586

[www.brownandlee.com](http://www.brownandlee.com)

#### 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 the 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 nonstop to London King's 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 a mid terrace starter unit benefitting from good access and all main services. The unit provides principally clear accommodation with loading door and parking.

#### Accommodation:

Total net useable area	437 sq ft	40.6 sq m
------------------------	-----------	-----------

#### Features

- Parking
- Three phase power supply
- Up and over loading door 3 m wide x 3 m high
- WC facility
- Minimum height 4.13 m
- Maximum height 4.80 m
- Integrated personal door within roller shutter
- Alarm

#### 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.

#### Service Charge

The service charge budget for this year is £627.26 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 £4,700. 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.



**For further information please contact: Viv Spearing**

**T:** 01438 794595

**E:** [viv.spearing@brownandlee.com](mailto:viv.spearing@brownandlee.com)

**M:** 07970 819375

**W:** [www.brownandlee.com](http://www.brownandlee.com)

**Brown & Lee Commercial Property Consultants LLP**  
15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1

Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

Ref no:9301

