

**UNIT 18 GREEN LANE THREE**

Green Lane  
Letchworth Garden City  
Hertfordshire  
SG6 1HP



**TO LET.**

**INDUSTRIAL / STORAGE UNIT**

8,535 SQ FT (792.9 SQ M)



**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)

## 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 Garden City railway station provides regular services, some nonstop to London Kings Cross in approximately 35 minutes.

Green Lane Three is conveniently located close to the junction with Green Lane and Works Road and is situated in the towns principal commercial and industrial area close to the town centre and public transport.

## Description

The subject property is located close to the entrance to the Green Lane Three industrial estate and offers detached accommodation and has the benefit of a secure yard area. The property comprises ground floor warehouse/storage with ancillary offices and additional offices to the first floor.

## Accommodation

### Ground Floor

Warehouse	6,361 sq ft	590.9 sq m
Office	1,276 sq ft	118.5 sq m
WC facilities	483 sq ft	44.9 sq m

### First Floor

Office	415 sq ft	38.6 sq m
--------	-----------	-----------

### Total

Total net useable area	8,535 sq ft	792.9 sq m
------------------------	-------------	------------

## Features

- Two roller shutter doors. First one: 3m x 3.1m (9ft 8" x 10ft 1"). Second shutter 4m x 3.4m (13ft 1" x 11ft 1").
- Three phase power.
- Maximum height 5.5m.
- W/C Facilities to ground floor.
- Kitchen and WC facility to first floor offices.
- Parking and forecourt loading.
- Secure yard area

## Tenure

Our clients are able to offer a new full repairing and insuring lease on a short term letting.

## Rental

£75,000 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 £49,750. 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.

