

663 GREEN LANE TWO

Saunders Close
Letchworth Garden City
Hertfordshire
SG6 1PF



TO LET.

LIGHT INDUSTRIAL/WAREHOUSE/PRODUCTION UNIT

1,412.2 SQ FT (131.2 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 Junction 9 of the A1(M). To the south, the M25 provides access to national motorway networks, and to the north, the A14 connects to the M1/M6 and east coast ports. Letchworth Garden City Railway Station provides regular services, some non-stop, to London Kings 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 9 industrial units that provide light industrial/warehouse accommodation with loading doors and forecourt parking. The subject property is located at the end of a terrace.

Accommodation

Total Gross Internal Floor Area	1,412.2 sq ft	131.2 sq m
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Features

- Security bars to windows
- Gas mounted heater
- Kitchen
- WC facility
- Parking and loading
- Folding shutter maximum width 2.74m x maximum height 4.16m (8' 9" x 13' 6")

Tenure

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

Rental

£21,500 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £10,500. The UBR for 2024/25 is 54.6p 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.

Service Charge

There is a service charge payable for the upkeep of the common parts and the amount for the current period is £TBC, plus VAT.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request. The current rating is E-116.

Certificate No. 0010-9999-0321-7610-8024.

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.

