

## LAND OFF JOHN HOWLAND CLOSE

Henlow  
Bedfordshire  
SG16 6PL



# TO LET.

**OPEN STORAGE JUST UNDER 2 ACRES**

79,000 SQ FT (7,359 SQ M)



**For further information please contact: Christie Bays**

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### Location

Henlow is located on the A507, approximately 5 miles to Junction 10 of the A1(M) and Junction 13 of the M1 approximately, 18 miles to the west.

### Description

The site is just under 2 acres, approximately 79,000 sq ft (7,359 sq m) (subject to final on site measurement).

The land is suitable for open storage and is accessed via John Howland Close.

There are no services to the site, but water and electricity are located nearby and could be installed if required.

The Landlord may consider splitting the site into smaller plots.

### Tenure

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

### Rental

On Application.

The Landlord may consider splitting the site into smaller plots.

### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £TBC. The UBR for 2025/26 is 55.5p 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)

Not applicable.

### VAT

We are advised by the current owners that VAT is not applicable in this 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.

### Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for Anti-Money Laundering purposes. Intending purchasers will be asked to provide proof of funds and identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.



#### Brown & Lee Commercial Property Consultants LLP

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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.

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