

Dunham's Lane

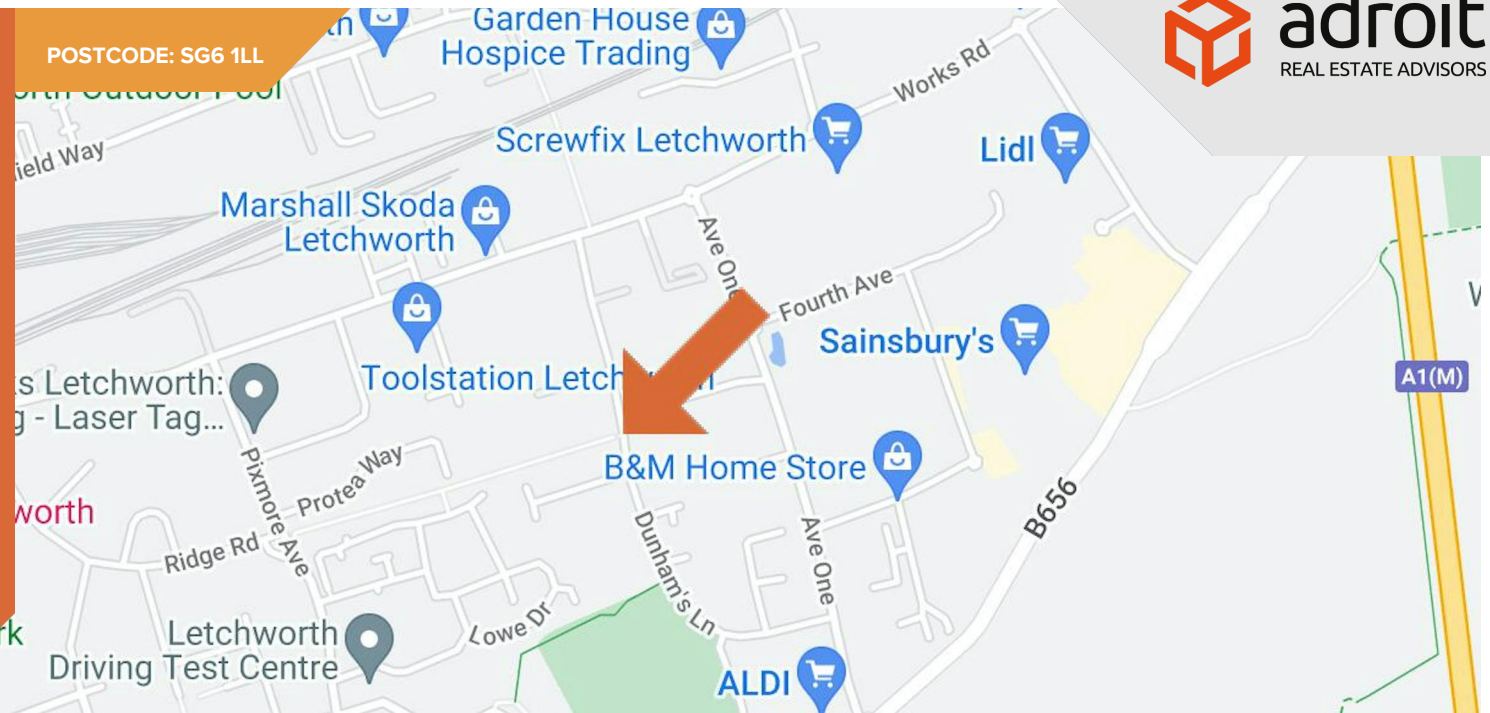
Letchworth, SG6 1LL



TO LET

0.37 Acres (0.15 Hectares)

- Rare open storage opportunity
- 1.5 miles from A1(M) Junction 9
- Established industrial location
- Secure and surfaced site
- Direct access to Dunham's Lane



Description

A secure regular shaped site with direct access onto Dunhams Lane. This site forms part of a larger 3.5 acre facility.

The site is level and was previously used as a car park. The surface is tarmac and electricity is running to the site.

Location

The site is located on Letchworth Business Park within the town's main commercial area. Situated less than 1.5 miles from the A1(M) via Letchworth Gate (A6146) and Baldock Road (A505). The site occupies a prominent position fronting Dunhams Lane in an easterly direction, in an area of predominantly mixed commercial land uses, dominated by industrial buildings.

The M25 (J23) is approximately 20 miles to the south, whilst major commercial centres in the vicinity include Hitchin (4 miles south-west), Stevenage (5 miles South), Luton (14 miles south-west) and Cambridge (24 miles north-east).

The town is served by a mainline railway station with services to kings Cross and a journey time of approximately 36 minutes.

Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Site	16,117.20	1,497.34
Total	16,117.20	1,497.34



Tenure

Available on a Leasehold basis only. Please contact the agents for quoting terms.

EPC

Available on request.

Availability

Further information is available upon request.

Rent

£72,500 per annum

Service Charge

Further information is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Further information is available upon request.

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

Adroit Real Estate Advisors



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