

**UNIT 11 GREEN LANE THREE**

Letchworth Garden City  
Hertfordshire  
SG6 1HP



**TO LET.**

**INDUSTRIAL/WAREHOUSE UNIT**

437 SQ FT (40 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 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 non-stop, to London, Kings Cross approx. 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 estate comprises of 20 small business/starter units, benefitting from good access and all main services. Each unit provides principally clear accommodation with loading doors and parking. The subject property is located in the middle of a terrace.

## Accommodation

The unit is accessed via a shutter door and is open plan with shared parking facilities.

## Total

Total Gross Internal Area	437 sq ft	40.6 sq m
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## Features

- WC facility
- Loading facilities
- Three phase power
- Folding up and over shutter door 3m x 3.06m (9' 10" x 10')

## Tenure

Our clients are able to offer a new full repairing and insuring lease for a minimum term of 6 years, with a 3 year break clause.

## Rental

£7,750 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. The current rating is E-108.

Certificate No. 9501-3012-0016-0890-2005.

## 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.

