

RUSH GREEN MOTORS YARD, B656, LONDON ROAD, LANGLEY, NR HITCHIN, SG4 7PQ



TO LET: SECURE OPEN STORAGE £100,000 pax per acre

1-10 Acres

DESCRIPTION

In total this site consists of approximately 32 acres of commercial land with various planning consents. There is a Certificate of Lawfulness which states:

“Storage, sale, crushing and recycling of vehicles, trailers, plant and machinery. Metal fabrication and manufacture of trailers, shot blasting and spraying. Haulage of vehicles, plant and machinery. Repair, servicing and cleaning of vehicles, plant and trailers. Hire of trailers.”

That said, our client will not consider uses such as car sales or airport parking.

LOCATION

The site is strategically located on the B656, being approximately 1 mile from the A1M in Stevenage and 3 miles from Hitchin. The site is accessed via double gates straight off the B656, which is wide enough for large vehicles to enter an exit.

TERMS

We are instructed to lease the land in one acre plots, at 100,000 per annum exclusive, per acre. There are currently circa 10 acres available.

Available to lease for up to 3 years at a time and will be outside of The 1954 Act. Leases for a longer time will be considered upon their merits.

LEGAL COSTS

Each party to bear their own legal costs incurred.

RATEABLE VALUE

The Rateable Value of this property is to be advised. Further information is available at www.tax.service.gov.uk

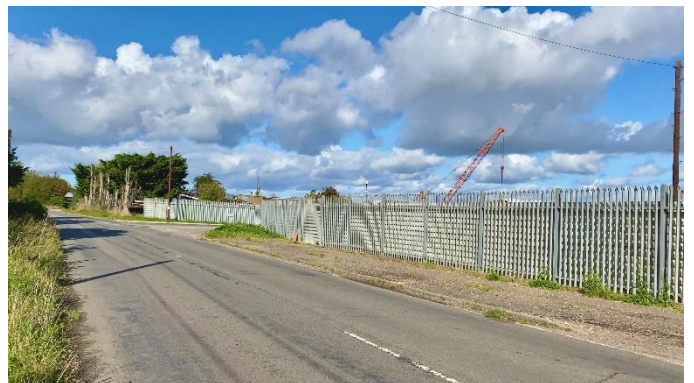
VAT

We are informed that V.A.T. is not applicable.

VIEWING

For further information or an appointment to view, kindly contact S. R. Wood & Son Ltd.

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All statements contained within these particulars as to this property are made without responsibility on the part of S.R. Wood & Son Ltd. Our client does not make or give, and neither S.R. Wood & Son Ltd or any person in their employment has authority to make or give representation or warranty whatsoever in relation to this property.