TO LET

1 - 10 Acres

(0.4 - 4.05 Hectares)



- 1 to 10 Acres/.40 to 4.05 Hectares
- Close proximity to Stevenage, Hitchin & Welwyn
- Good Access to A1(M)

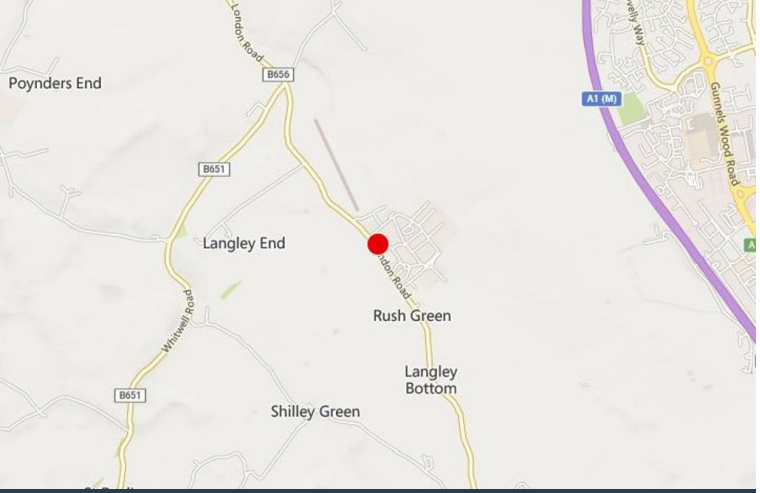
Rush Green Motors

London Road, Langley, Hitchin, SG4 7PQ

Contact: Hannah Niven or Eamon Kennedy

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BTG Eddisons







Location

- The site occupies a strategic position on the B656.
- Located approximately 1 mile from the A1(M) at Stevenage, 3 miles from Hitchin and 6 miles from Welwyn.
- Access is provided directly from the B656 via double gates and a wide splayed entrance.

what3words
///fades.spent.fancy

Google Maps
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Description

- The site comprises of around 10 acres of commercial land, accessed through a wide splay entrance leading onto a surfaced road. Plots are available from a minimum size of 1 acre, each enclosed by perimeter fencing.
- In terms of permitted use, the site benefits from a Certificate of Lawfulness covering: storage, sale, crushing and recycling of vehicles, trailers, plant and machinery; metal fabrication and trailer manufacturing; shot blasting and spraying; haulage of vehicles, plant and machinery; as well as the repair, servicing and cleaning of vehicles, plant and trailers; and the hire of trailers. However, the landlord will not consider uses such as car sales or airport parking.

Terms

Available by way of a new FRI lease for a term to be agreed at a rental of £100,000 per 1 acre plot. VAT is applicable on this transaction.

Accommodation

1-10 acre plots available	**0 HECTARES**	**ACRES**
Total	**4.05 HECTARES**	**10 ACRES**

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: EPC Exempt

Business Rates: The rateable value is £590,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Estate Charge: Available upon request

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