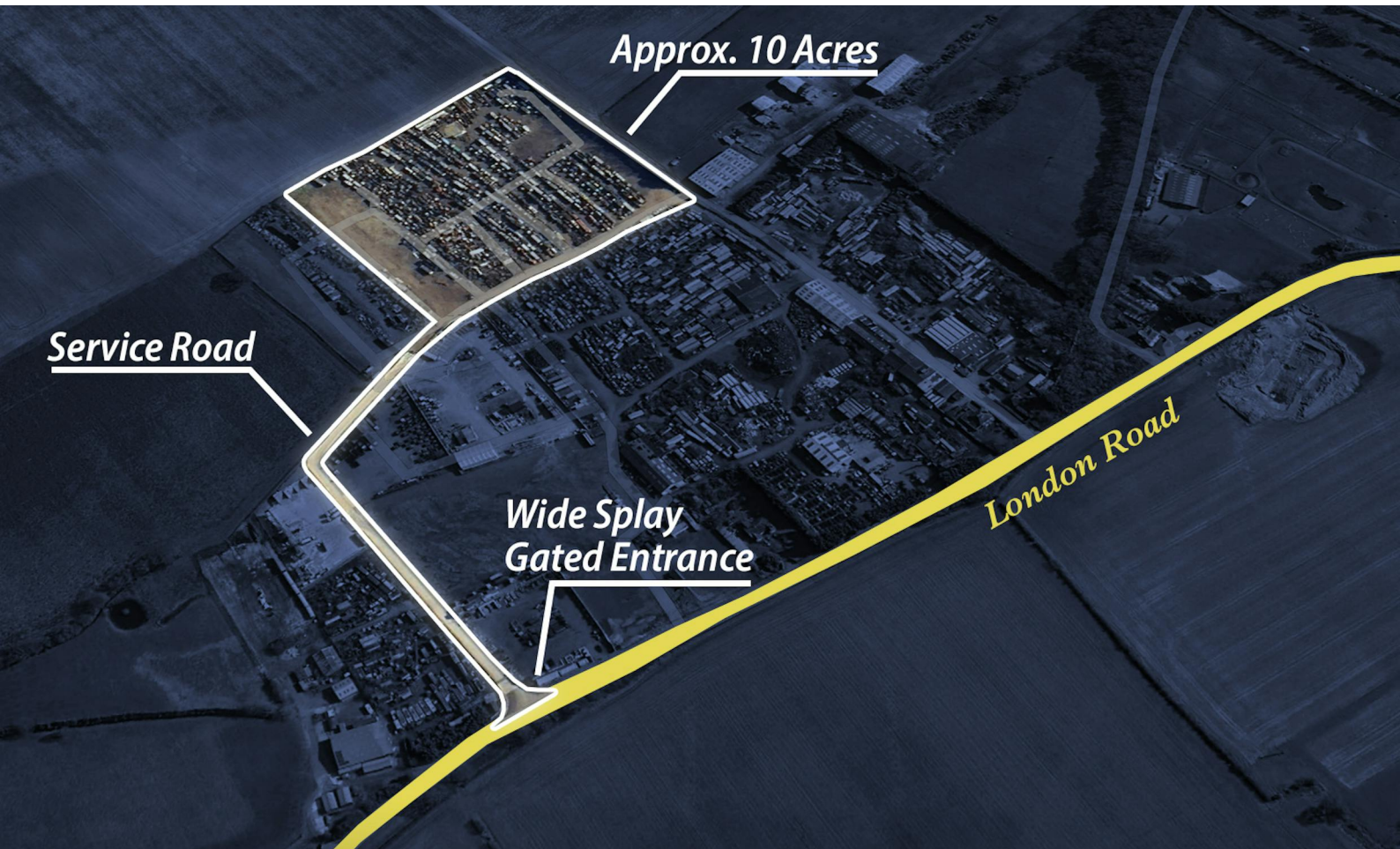




Rush Green Motors Yard, London Road, Langley, SG4 7PQ

Substantial Open Storage Site

Summary

Tenure	To Let
Available Size	1 to 8 Acres / 0.40 to 3.24 Hectares
Rent	£100,000 - £1,000,000 per annum
EPC Rating	EPC exempt - No building present

Key Points

- 1-8 Acres Available
- Good Access to A1M
- Surfaced Service Road
- Proximity to Stevenage, Hitchin & Welwyn
- Wide Splay Entrance

Rush Green Motors Yard, London Road, Langley, SG4 7PQ

Location

The site is strategically located on the B656, being approximately 1 mile from the A1M in Stevenage, 3 miles from Hitchin and 6 miles from Welwyn. The site is accessed via double gates with a wide splay, straight off the B656.

Description

Our client's site consists of approximately 10 acres of commercial land. The site is accessed via a wide splay entrance, which leads to a surfaced service road. We have let some of the space already, such as up to 8-acres are now available. Occupiers can have a plot no less than 1-acre and our client will fence the perimeter.

So far as use is concerned, 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.

Terms

We are instructed to lease the land in 1-acre plots. Each acre is available upon a new lease at £100,000 per annum exclusive.

Rateable Value

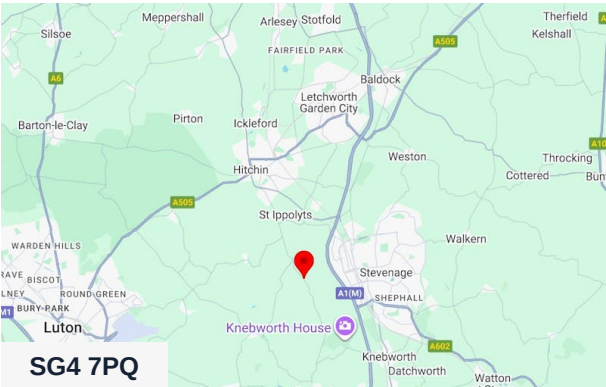
We are advised by our client that the rates payable for a 1-acre plot are in the region of £11,000. That said, applicants are advised to make their own enquires to the VOA in this regard.

VAT

We are advised by our client that the site is elected for VAT.

Legal Costs

Each party is to bear its own costs incurred.



Viewing & Further Information



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