

## Open Storage Land

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

**TO LET**

1-10 Acres



Archive Photo – For Reference Only

### 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.

### 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.

### TERMS

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

Acre 1 = <b>LET</b>	Acre 6 = <b>Available</b>
Acre 2 = <b>Available</b>	Acre 7 = <b>Available</b>
Acre 3 = <b>Available</b>	Acre 8 = <b>Available</b>
Acre 4 = <b>Available</b>	Acre 9 = <b>Available</b>
Acre 5 = <b>Available</b>	Acre 10 = <b>Available</b>

## RATEABLE VALUE

The Rateable Value for the subject premises is to be confirmed.

## LEGAL COSTS

Each party to bear their own legal and professional costs.

## VAT

We are advised that VAT is not applicable.

## VIEWING

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

[www.srwood.co.uk](http://www.srwood.co.uk) | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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