

## Aircraft Hangar / Warehouse

Hangar, Rush Green Airfield, London Road,  
Langley, Hitchin, Hertfordshire, SG4 7PQ

**TO LET**

5,994 SqFt  
(556.86 m<sup>2</sup>)



### LOCATION

The subject property is located on the B656, being approximately 1 mile from the A1M in Stevenage and 3 miles from Hitchin. The site is accessed via a wide-splay entrance on the B656.

### DESCRIPTION

The unit is of portal frame construction with profiled metal clad elevations and a pitched roof. Arranged over ground floor and mezzanine, it totals 5,994 sqft (556.86 m<sup>2</sup>) and benefits from the following:

- Hardstanding forecourt.
- Solar panels upon the roof.
- Translucent panels within roof.
- Wide concertina loading door.
- Office room.
- Staff room.
- Secure storeroom.
- Twin WC and shower.
- Mezzanine.

**Note:** Adjacent to the property is up to 10-acres of commercial land that is available for lease by way of separate negotiations. Please enquire for further information.

### TERMS

We are instructed to lease the property upon full repairing and insuring (FRI) terms for **£54,000** per annum exclusive.

### RATEABLE VALUE

The Rateable Value for the subject property is £11,000 (please note this is not rates payable).

## 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)



**Tel:** 01582 401 221 **Email:** [s.w@srwood.co.uk](mailto:s.w@srwood.co.uk) **Website:** [www.srwood.co.uk](http://www.srwood.co.uk)  
**Address:** Unit 4, Oxen Industrial Estate, Oxen Road, Luton, Bedfordshire, LU2 0DX

Registered Office: as above | Registered in England: 2780388 | VAT No: 354 130 682

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