

# GREEN LANE 3 ESTATE

GREEN LANE | LETCHWORTH GARDEN CITY  
HERTFORDSHIRE | SG6 1HP

\_ HIGH YIELDING MULTI-LET  
\_ INDUSTRIAL INVESTMENT WITH  
\_ DEVELOPMENT/REFURBISHMENT  
\_ ASSET MANAGEMENT ANGLES

Sale on the kind  
instructions of:

Letchworth  
Garden City  
Heritage Foundation



**STRETTONS**  
EST 1931

## INVESTMENT SUMMARY

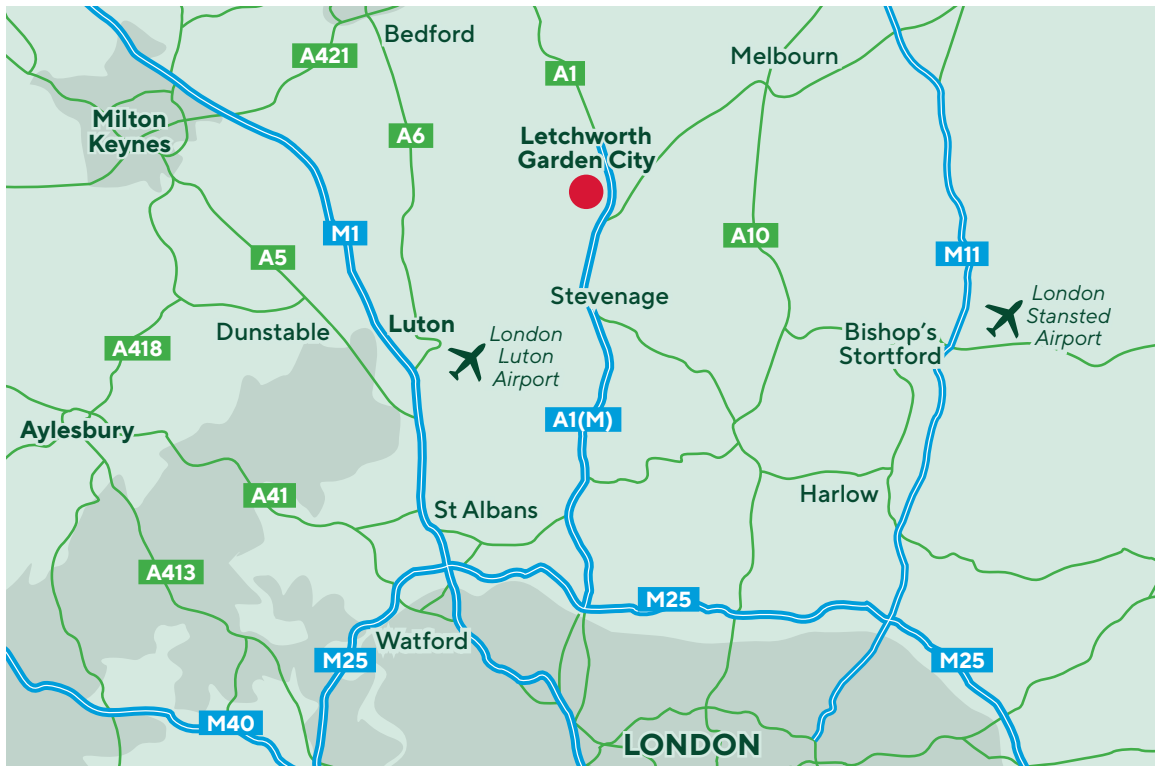
- Letchworth Garden City commonly known as Letchworth is a town in Hertfordshire.
- The town lies 32 miles (51 km) north of London, on the railway linking London to Cambridge, and it also adjoins the A1 road, making it relatively popular with commuters.
- As the world's first garden city, Letchworth has had a notable impact on town planning.
- The property is situated in the heart of the Letchworth industrial catchment.
- The subject property incorporates 24,116 sq ft of light industrial estate, spread across 22 units.
- The estate clearly serves a purpose providing affordable workspace for start-up and small light industrial businesses.
- The majority of the tenants are local startups without significant covenant strength (all on 3 month rental deposits) and the wider estate WAULT is circa 2.67yrs.
- Rent Roll: £282,359.50 per annum (£11.64 psf overall).
- Most of the units are between 400 sq ft to 500 sq ft, with the two outliers being Units 17 & 18 which are 6,290 sq ft & 8,525 sq ft respectively.
- The virtual freehold site is 2.001 acres, a new 999 yr long leasehold at peppercorn (allowing a wide range of commercial uses but restricting against residential) will be created.
- Both units 17 & 18 are nearing the end of their life cycle and need either refurbishment or redevelopment, works to modernise these buildings will significantly boost rental and investment values.



## \_LOCATION

Letchworth Garden City is located in North Hertfordshire close to the Bedfordshire border. The town is very well connected, with the A505 passing through the town east to west and the town being adjacent to junction 9 of the A1(M). The A1(M) provides access to the national motorway network and directly connects with London to the south.

The A505 provides local connections to Luton and the M1 to the west and Cambridge (A10 and M11) to the east. The town lies 32 miles (51 km) north of London, on the railway linking London to Cambridge including nonstop services to London Kings Cross in approximately 35 minutes.



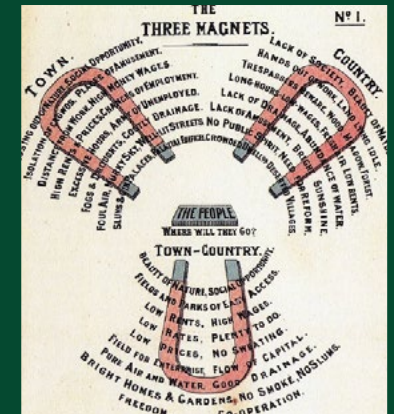
## \_CONNECTIVITY

A1 (M1)	2 miles
London Luton Airport	10 miles
M1	12 miles
London Stansted Airport	20 miles
Central London	32 miles

## \_LETCHWORTH HISTORY

In 1898, the social reformer Ebenezer Howard wrote To-morrow: A Peaceful Path to Real Reform (republished in 1902 as Garden Cities of To-morrow), in which he advocated the construction of a new kind of town, which he called a “garden city”.

The idea was summed up in a diagram called the “Three Magnets”, showing how the mixed advantages and disadvantages of town or country living could be combined into a third option, “Town-Country”, offering the advantages of both cities and the countryside while eliminating their disadvantages. Industry would be kept separate from residential areas, whilst the residents would have good access to parks and the countryside.



The garden city would be contained in a belt of open countryside, providing land not just for agriculture, but also for children’s homes, asylums, new forests and brickfields.

As the world’s first garden city, Letchworth has had a notable impact on town planning and the new towns movement; it influenced nearby Welwyn Garden City, which used a similar approach, and aspects of the principles demonstrated at Letchworth have been incorporated into other projects around the world including the Australian capital Canberra, Hellerau in Germany, Tapiola in Finland.



## SITUATION

The property is conveniently located on the west side of Green Lane, close to the junction with Works Road and is situated in the town's principal commercial and industrial area close to the town centre and public transport.



 Click for [Google Maps Link](#)

 Click for [What3Words: short.feed.ruler](#)





## DESCRIPTION

The property comprises two 1990's built terraces of 20 small industrial starter units (400-500 sq ft) and two larger industrial units with 5.5m eaves (8,525 sq ft & 6,290 sq ft) and yards. All the units benefit from three phase power with roller shutter doors.

The larger of the two terraces is of steel frame construction with brick and blockwork elevations underneath a steel clad mono pitched roof. Consisting of 15 units, each benefits from 5m minimum eaves heights, WC accommodation and allocated parking.

The second smaller terrace comprises five units of steel frame construction. The elevations and mono pitched roof are fully clad with profile steel sheets with the units benefitting from approx. 4m eaves, and allocated parking to the front.

Unit 17 and 18 are located immediately on the right hand side as you enter the estate road and are of portal frame construction with brickwork elevations underneath profile asbestos sheet roofs. Each provides detached warehouse accommodation and benefit from 2 storey office accommodation to the front and secure loading yards / parking to the side and rear.



## ACCOMMODATION & TENANCY

Unit Name	Tenant	Area sq ft	Lease Start	Lease Expiry	Break Clause	Rent Review	Current Rent	Rent psf	Service Charge £pa 2024-2025 Budget	Comments
Unit 1 & 2	Peter A Wright Electrical Ltd	1,338	01/04/2019	31/03/2025			£15,250.00	£11.40	£2,357.99	
Units 3 & 4	Mr S Hayes	873	17/12/2017	16/12/2023			£13,000.00	£14.89	£1,531.38	Lease regear ongoing.
Unit 5	Vacant	438					£7,750.00	£17.69	£603.10	Vendor 1 yr rental guarantee
Unit 6	Vacant	439					£7,750.00	£17.65	£604.49	Vendor 1 yr rental guarantee
Unit 7	DHH Garden Services Limited	438	19/05/2024	18/05/2030	TOB 19/05/2027	19/05/2027	£7,665.00	£17.50	£603.80	Review to higher of OMRV or CPI basis
Unit 8	SG6 Construction Ltd	432	15/01/2019	14/01/2025			£7,776.00	£18.00	£603.80	Tenant vacating on expiry. Vendor 1 yr rental guarantee
Unit 9	Sapore Italiano Ltd	429	11/12/2018	10/12/2024			£7,078.50	£16.50	£617.84	Assignment to Sapore Italiano completed 23.04.2024. Reversionary lease being agreed.
Unit 10	Tesoro Wood Works Ltd	435	26/05/2023	25/05/2026			£7,650.00	£18.05	£617.84	
Unit 11	Camper Conversion Specialists Ltd	437	24/04/2024	23/04/2029	TOB 24/04/2027	24/04/2027	£7,750.00	£17.73	£603.80	Review to higher of OMRV or CPI basis
Unit 12	Barry Prior	436	30/10/2023	29/10/2029	TOB 30/10/2026	30/10/2026	£7,650.00	£17.54	£748.29	Review to higher of OMRV or CPI basis.
Unit 12a	B F Gray (T/A WR Engraving)	436	17/12/2020	16/12/2026		17/12/2023	£9,000.00	£20.64	£603.80	Review to higher of OMRV or CPI basis. Vendor top up to £9k, RR negotiations ongoing (Mezz rentalised)
Unit 14	Bean Valley Coffee Ltd	436	13/07/2023	12/07/2026	TOB 13/07/2025		£7,000.00	£16.05	£603.80	
Unit 15	J C Parker Installations Ltd	440	01/07/2016	30/06/2022			£8,000.00	£18.18	£748.29	Lease regear ongoing
Unit 17 (Factory 645)	Ms S Majlath t/a Accident Repair Centre	6,290	01/05/2024	30/05/2026	Landlord rolling break on 6 months notice	N/A	£44,000.00	£7.00	£7,559.53	
Unit 18 (Factory 650)	Vacant	8,500					£81,000.00	£9.52	£9,601.11	Vendor 1 yr rental guarantee at £81k
Unit 19	Malcolm Woodhams t/as Malcs Garden Services	518	13/12/2019	12/12/2029	Mutual Break 13/12/2024	13/12/2024	£6,250.00	£12.06	£932.35	Review to OMRV.
Unit 20	Cleveland Biotech (Holdings) Ltd	509	11/03/2020	10/03/2026	TOB 10/03/2023	11/03/2023	£8,534.00	£16.76	£908.81	Review to higher of OMRV or CPI basis. LL topping up whilst RR ongoing.
Unit 21	David Seewoolall t/a D Signs	502*	31/05/2018	30/05/2024			£9,036.00	£18.00	£908.81	Lease renewal 30.08.2023.
Unit 22	Stampdile Ltd	504	02/12/2022	01/12/2025		N/A	£7,560.00	£14.98	£917.87	
Units 23 & 23a	Foster & Shackell Ltd	805	03/08/2023	02/08/2029	TOB 02/08/2026	03/08/2026	£12,660.00	£15.72	£1,457.36	Review to OMRV.
		<b>24,133 sq ft</b>			<b>2.67 yr WAULT</b>		<b>£282,359.50</b>		<b>£33,134.06</b>	



UNIT 18



UNIT 18

## TENURE

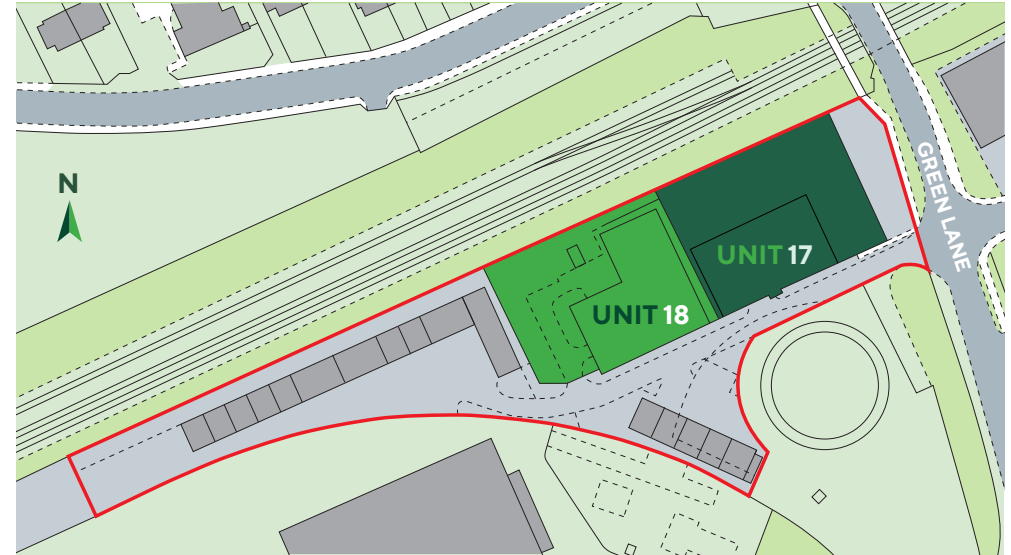
The virtual freehold site is 2.001 acres, the vendors are creating a new virtual freehold of a 999 yr long leasehold at peppercorn (allowing a wide range of commercial uses but restricting only against residential use).

The current freehold interest of the site is held under title number: HD535614

## COVENANTS

The tenants are all local independent small businesses, the vendor retains 3 month rental deposits for all tenants.

An estate service charge is set up which generates £33,134 per annum (detail on tenancy schedule).

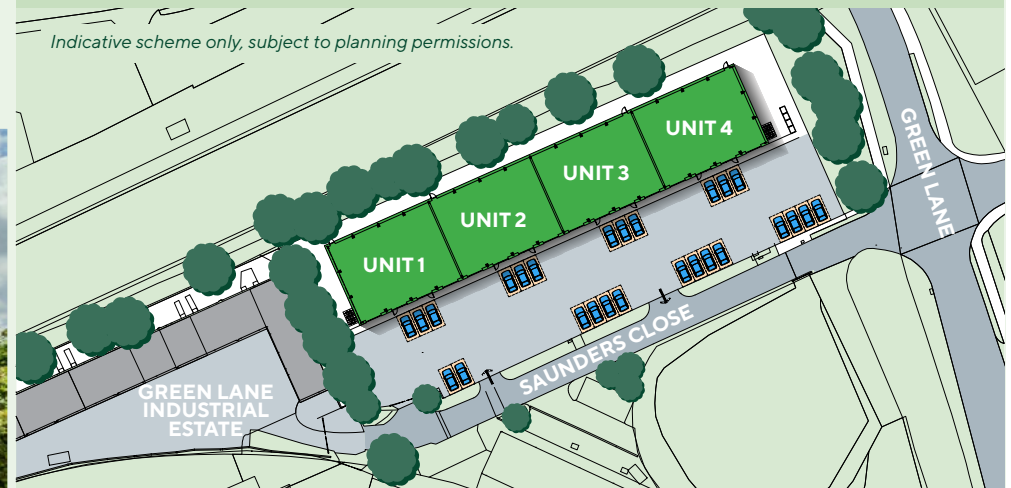


## ASSET MANAGEMENT OPTIONS

1. Active asset management to maximise rental returns via rent reviews, lease regears and new lettings.
2. Refurbish Units 17 & 18 to drive on the rents.
3. Knock down and rebuild Units 17 & 18, to provide brand new accommodation.
4. Scope to add PV solar to the roofs to make the scheme more ESG compliant.
5. Create two small units (500 sq ft each) on the far western edge of the ownership.

## REDEVELOPMENT POTENTIAL

6. Vendors have commissioned a revised 4 unit to replace the existing units 17 & 18 with 6 metre eaves showing comprising 12,615 sq ft on Ground floor, with 6,300 of half mezzanines. Totalling 18,915 sq ft GIA.





## \_ FURTHER INFORMATION

### AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 Act the Purchaser will be required to comply with our Anti Money Laundering policy.

Further details on request.

### VAT

The property is elected for VAT. We anticipate the transaction will be a Transfer of a Going Concern (TOGC).

### EPC

Energy Performance Certificates are available upon request.

EPC scores range from C to E ratings.

### Dataroom

A data room is available with all relevant information relating to the sale upon request.

Including:

- Occupational Leases
- Estate Layout Plans
- Title Information
- Indicative development plans



## \_ PROPOSAL

**OFFERS INVITED IN EXCESS OF  
£3,000,000 (THREE MILLION  
POUNDS), REPRESENTING A NET  
INITIAL YIELD OF 8.84%, ASSUMING  
STANDARD PURCHASES COSTS  
OF 6.45%.**

## \_ ENQUIRIES

For further information, please contact:

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