

# Satchells

7 Brand Street Hitchin, Hertfordshire SG5 1HX

Web site: [www.satchells.com](http://www.satchells.com) E-mail: [commercial@satchells.co.uk](mailto:commercial@satchells.co.uk) Tel: 01462 600900

**Business, workshop, and storage space  
available as individual rooms or by  
combination of rooms.**



**Sizes from 45 Sq. Ft. to 600 Sq. Ft  
All inclusive rents from  
£420 per annum.**

**Horizon House Business Centre.  
London Road Industrial Estate. Baldock,  
Hertfordshire. SG7 6NG**

Established 1922 with offices in: Hitchin, Letchworth, Baldock, Stotfold, Shefford, Biggleswade.

Satchells is the trading name of Satchells Estate Agents Limited Registered in England & Wales 9185978

Directors: John Hilditch FNAEA, Heather E Hilditch, Alan Hilditch, and Derek Hilditch

Head Office: 49 High Street, Biggleswade, Bedfordshire. SG18 0JH.

Registered office: Unit 1b, Focus 4, Fourth Avenue, Letchworth Garden City, Hertfordshire. SG6 2TU.



**In Brief:**

Various sizes of rooms available for business use, workshops, offices, studios and storage available in this divided industrial building over 4 floors located on the popular London Road Industrial Estate Baldock, with good access to the town, and major road networks. The majority of rooms are within the main building which is accessible by stairs to all floors and a cargo lift to the rear. Outside behind the main building is a block of additional rooms in a courtyard style setting.

The facilities available and services available are. Parking on Site. Use of landlords Superfast Broadband. Secure Key coded locks on all doors. 24 Hrs, 7 days a week access. Central heating. Communal kitchen and toilet facilities.

**Use:** Ideally suited to any new or established business looking for either single or multiple rooms to use as offices, workshops, or storage.

**Terms:** 3 year leases available. (subject to satisfactory references and use)

**Rent:** All inclusive rents paid quarterly in advance with a quarters rent deposit held.

**Rates & Utilities:** Included in the rents (subject to fair use policy)

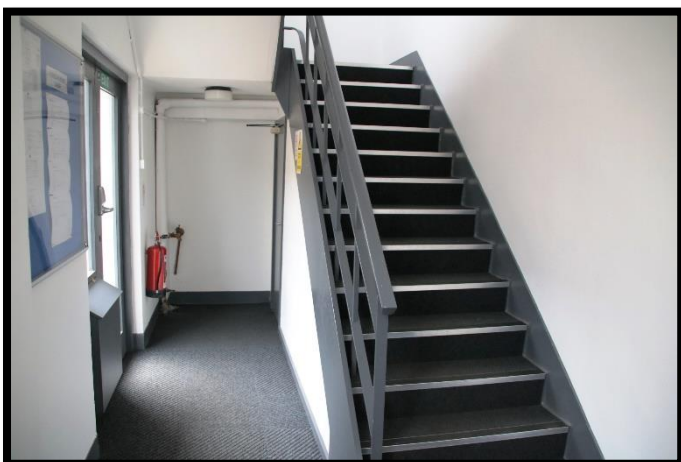
**VAT:** Not applicable

**Costs:** These need not be high. The landlord has their own lease template which upon agreeing terms will be drafted up and once satisfactory reference have been secured the lease and declaration signed and the lease commence. Lease set up fees and referencing fees apply to the proposed tenants.

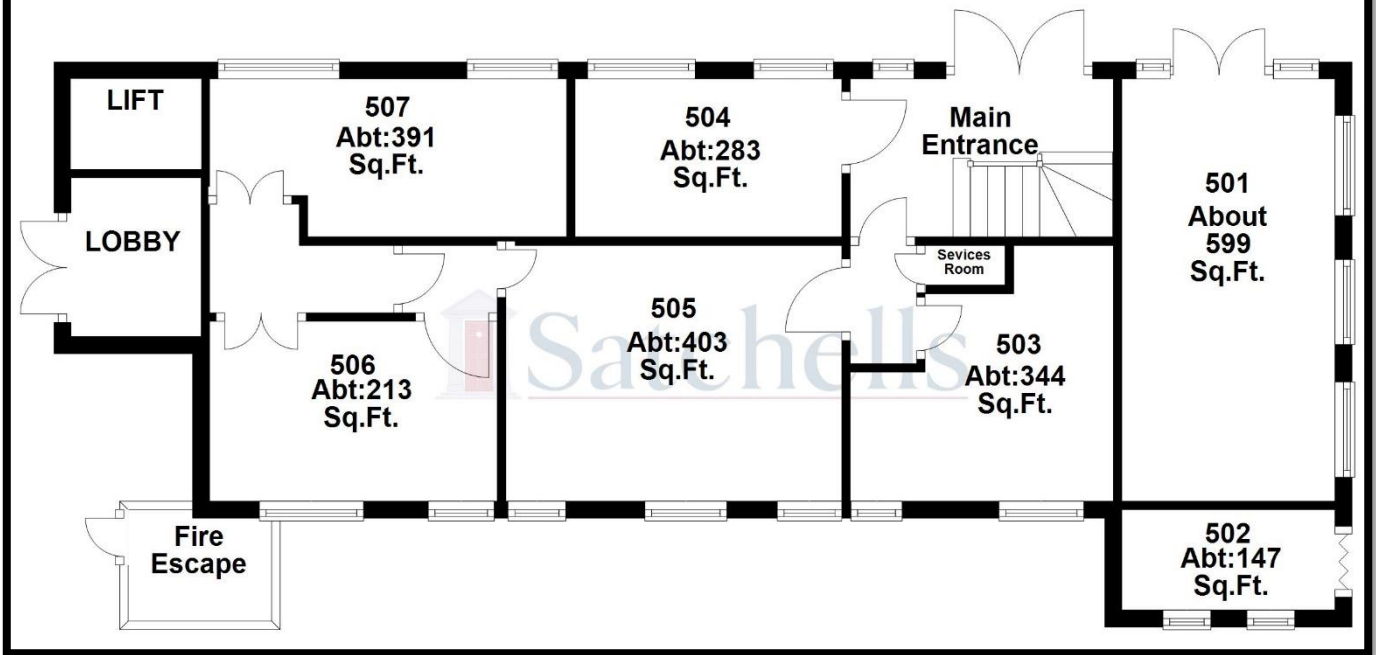
**EPC:** The building has been assessed as a whole and is rated 'E'.  
Valid until 30<sup>th</sup> March 2030

**Rooms:** Please see the plans below for an indicative layout of each floor and room sizes which may suite your requirements. Subject to availability we can then arrange for you to view.

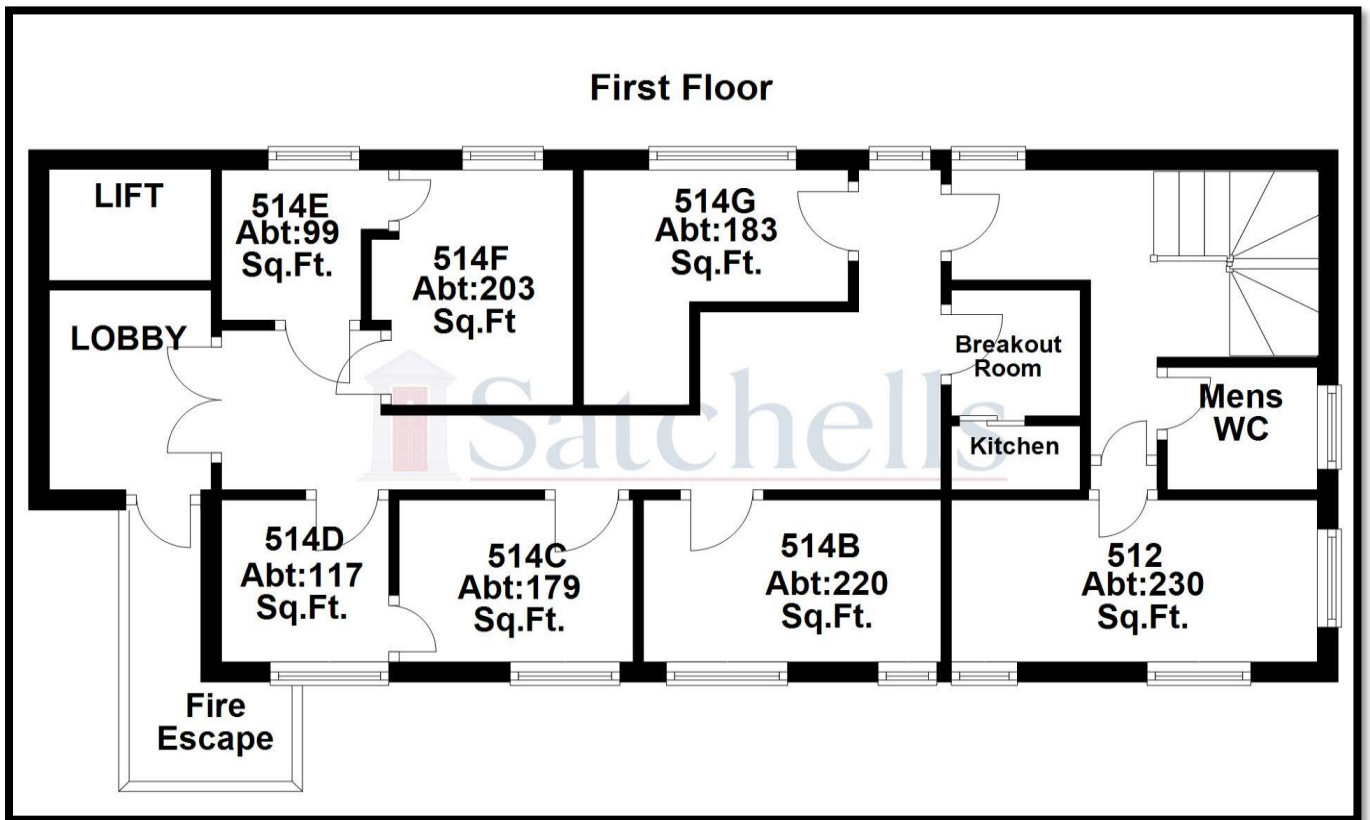
**Viewings:** By prior appointment through Satchells, telephone 01462 600900.



### Ground Floor



### First Floor



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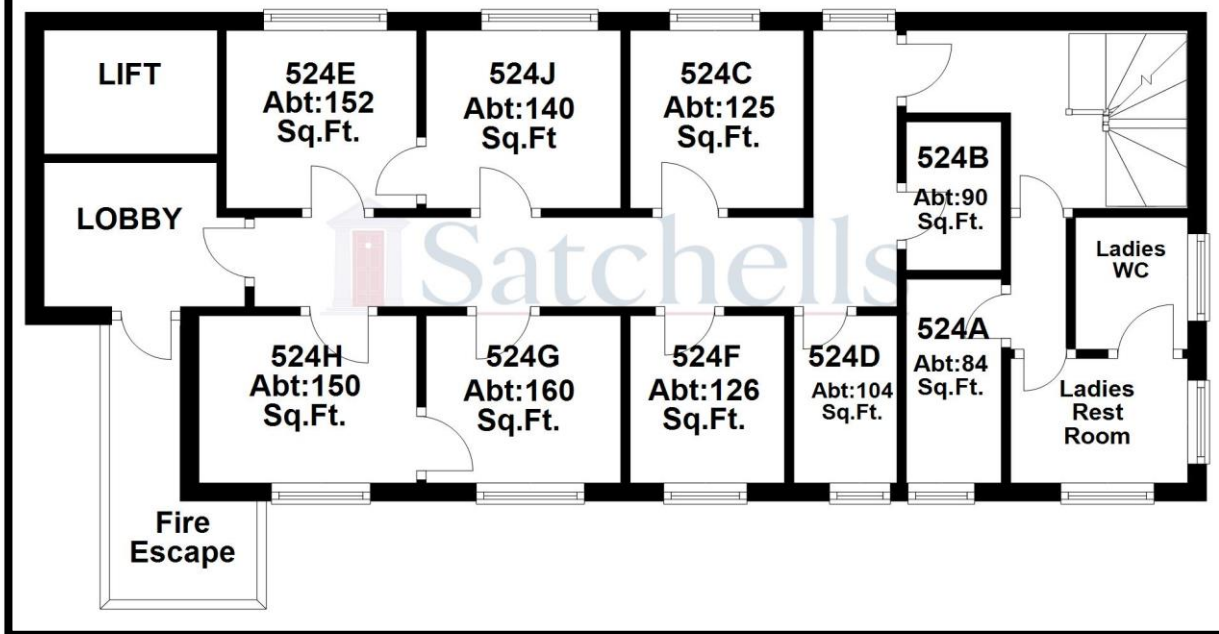
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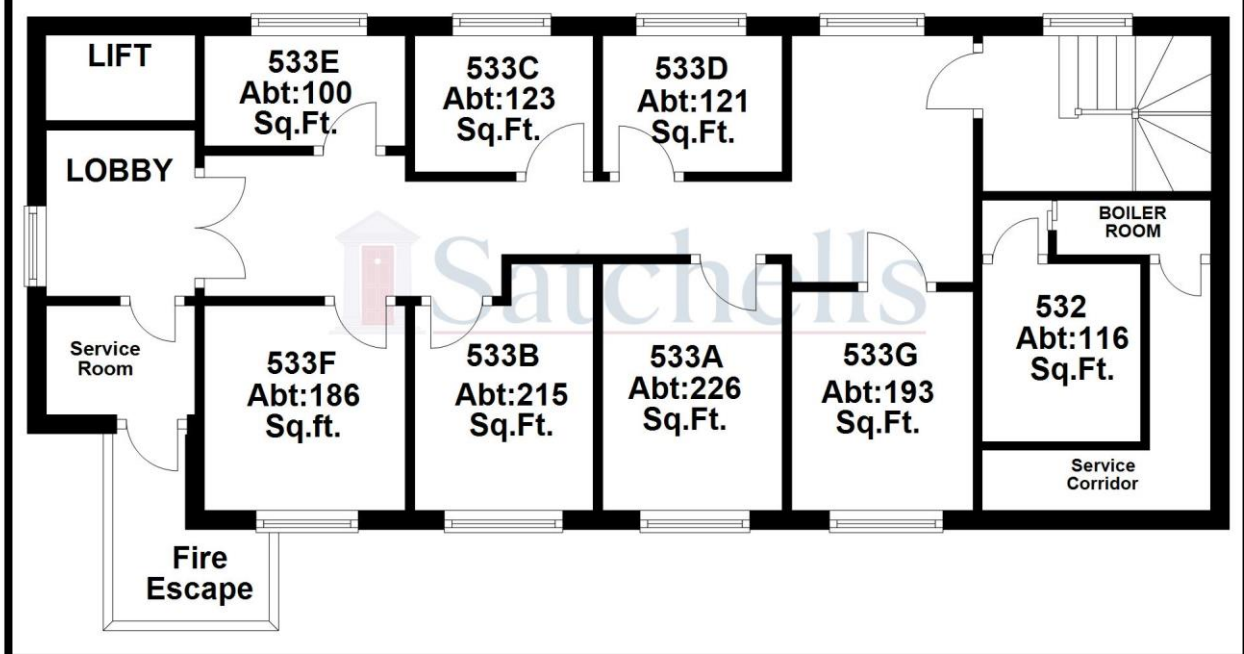




## Second Floor



## Third Floor



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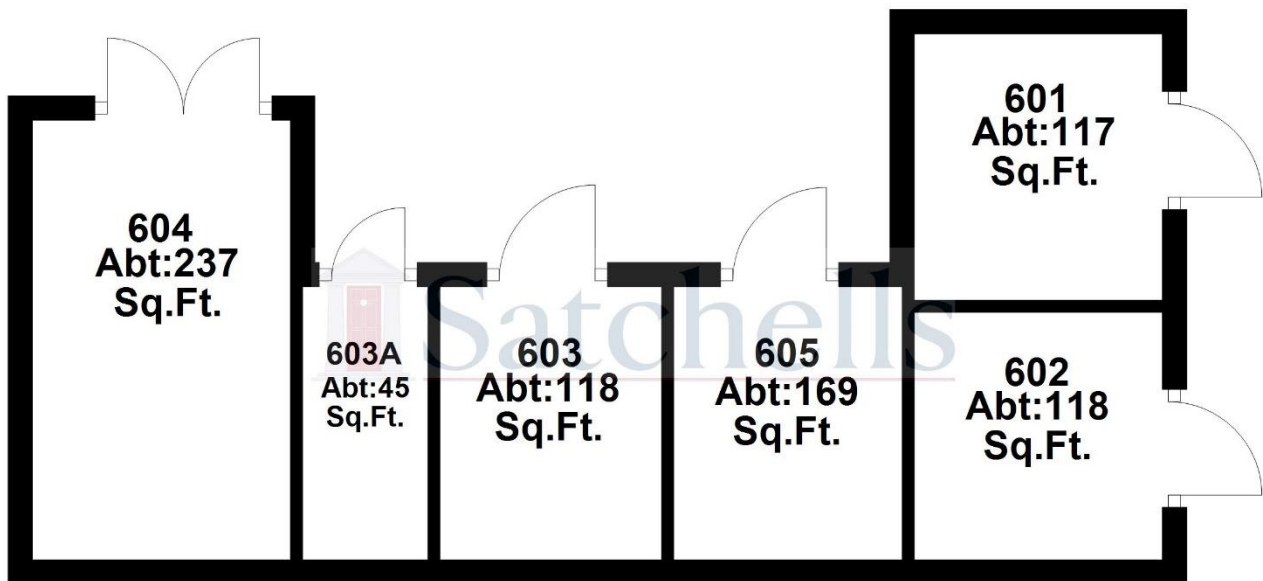
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## Outbuilding



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.



### Draft details could be subject to change.

These particulars are intended as a guide only and do not offer any form of contract. All measurements are approximate. Satchells have not tested any fixtures or fittings or carried out any kind of structural survey. All parties are advised to satisfy themselves to the position of, user class, rates, and VAT before entering into a purchase or lease. Some Photos may have been enhanced with Photoshop and blue sky's added and some non-essential objects removed. The images shown are examples of the rooms and may not be of the room taken. The floor plans are not to scale and for identification purposes only.



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