



Satchells

7 Brand Street, Hitchin, Hertfordshire. SG5 1HX

Web site: www.satchells.com E-mail: commercial@satchells.co.uk Tel: 01462 600900

Commercial Investment Opportunity or Company Headquarters



Connections House
Station Road, Biggleswade
Bedfordshire. SG18 8AL
Freehold £1,100,000



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

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

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



Satchells is the trading name of Satchells Estate Agents Limited Registered in England & Wales 9185978 Registered office: Unit 1b, Focus 4, Fourth Avenue, Letchworth, Hertfordshire. SG6 2TU

Built in 2012 Connections House, is a modern and eco-friendly building constructed to an extremely high standard currently divided into 4 office suites and let on separate leases contracted outside of the 'Landlord and Tenant Act' on internal repairing and decorating terms with tenants to pay service charge and shared costs of gas and water. Tenants to pay Rates.

When fully let the building could generate circa £81,000 per annum.

The original planning permission includes the option of extending the building to the front for an additional 700 Sq. Ft. Further details available on request.

All in all, this prestigious development is modern, well planned out to offer flexibility in arrangements of accommodation for either being let or occupied as a whole, floor by floor or unit / office by office with its style and design being such that it could (subject to any permissions required) be converted to residential accommodation.

Office 1: About 1,098 Sq. Ft. Divided into 3 areas. L-shaped open plan office area, Managers office and Meeting room. kitchenette and walk-in storage area, exits to the rear. Air Conditioning.

Office 2: About 989 Sq. Ft. Divided into 2 areas with large L-shaped workspace and meeting room. Kitchenette and storage area. Air Conditioning.

Office 3: About 1,116 Sq. Ft. Large, open plan format with glass divider to meeting area and main office space. Kitchenette and storage area. Air Conditioning.

Office 4: About 903 Sq. Ft. Open plan office area with separate meeting room. Kitchenette and storage area. Air Conditioning.

Situated within 200m of the mainline railway station and close to town centre amenities, Connections House is an ideal location for professional business's looking to promote themselves from executive offices. Offering.

- 14 Parking spaces including an extra wide visitor's space
- Solar panels to rear.
- Commercial lift and stairs to first floor
- Toilets on both the ground and first floor
- An IT infrastructure enabling both singular and multiple networking for the offices
- All offices are cabled with 48 Cat 5 points for telephone and network
- Individual power supply to each office
- Individual Thermostat to each office
- Individual air conditioning to each office
- Individual security alarm to each office
- Potential to extend the premises
- External timer-controlled lighting to the external walls.
- Cycle shelter

Entrance:

Prestigious glazed frontage leading to reception area with access to the ground floor suites, communications room. 2 toilets. Lift and stairs to the first floor break out area.



Communications room

All offices are cabled with 48 Cat 5 points for telephone and network which track to individual office patch panels in the communications room.

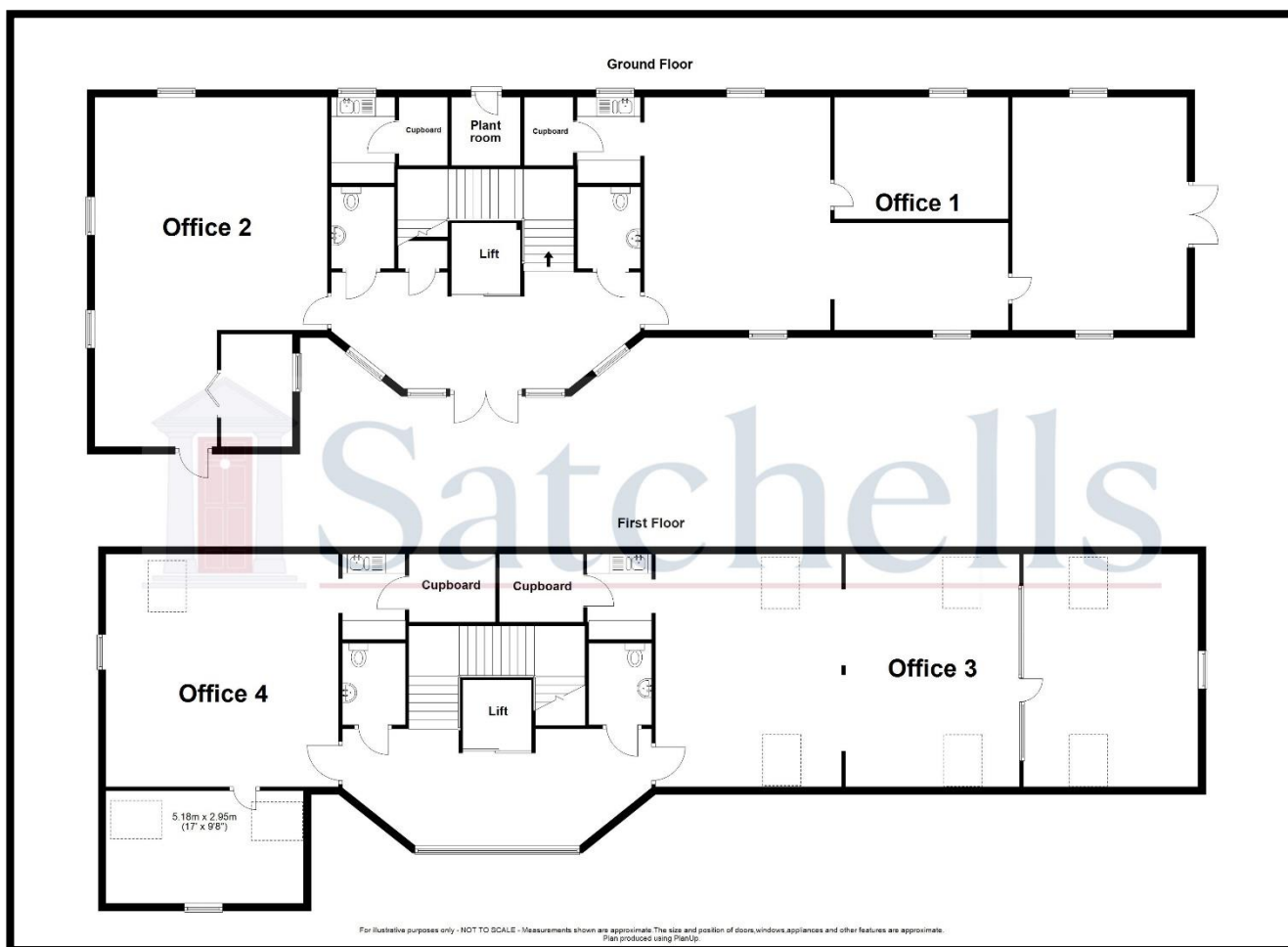
The communications room is the junction point for all incoming telecoms to all units and provides the opportunity to network across units if needed.

Plant room: To the rear of the building is a secure room which contains the boiler, solar panel controls, incoming electrical panels, and storage.

EPC rating: TBC (Current EPC rating Expired, but previously rated 'B')

VAT: We are advised the in this instance the purchase would attract VAT.

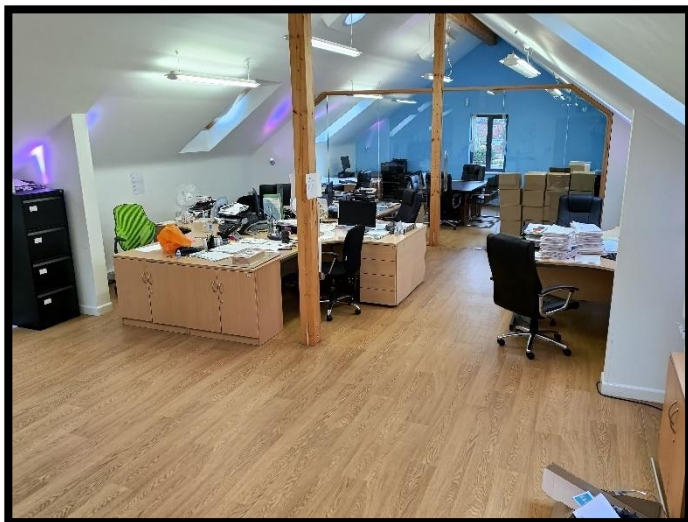
Viewing arrangements: by appointment in the first instance via Satchells.



Draft particulars 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.

Additional Photos:



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.

