



# 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

## TO LET: Industrial Unit/Workshop



**Unit 12,  
Leaside Industrial Park,  
Sedge Green, Nazeing,  
Waltham Abbey. EN9 2BF**

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.



Commercial unit about 1,850 Sq. Ft. situated on an industrial park of 19 similar style units set out in 5 blocks of terraced units located on the Herts / Essex boarder near to the M25, M11 and A10. Nearby towns include. Waltham Abbey, Harlow, Cheshunt, Broxbourne and Hoddesdon, with Welwyn Garden City, Stevenage and Hitchin further North.

**Unit 11:** About 1,850 Sq. Ft. Open plan building with electric roller shutter door. Concrete floor. 3 Phase power (100 AMP per phase). Parking on apron to the front. Toilet facilities. Personnel door to the rear. 5.5 metre Eves height to accommodate mezzanine if required (at tenants own expense).

**Use:** B1 (Light Industrial). Or other use as agreed with the landlord. No Motor trade or Granite/Marble uses.

**Terms:** Available on a new 5 year full repairing and insuring leases. 3 year rent review pattern (upwards only).

**Rent:** £24,000 per annum (£2,000 PCM) Paid quarterly in advance. Quarters rent deposit to be held by landlord.

**Buildings Insurance:** Landlord to insure buildings. Tenants to refund as insurance rent. Currently £410 per annum.

**Estate charge:** Payable annually for the upkeep of the industrial parks common areas. Currently set at £575 plus VAT per annum.

**Access:** Approach road with Security gate with keypad coded entry access leading to industrial units. No vehicles weighing above 7.5 tonnes may enter the site.

**Rates & Utilities:** Tenant to pay all own utility charges and the rates. The VOA website returns a current rateable TBC but historic rating is listed at £12,250.

**VAT:** All fees and prices are quoted exclusive of VAT. In this instance the rent and rent deposit attracts VAT.

**Costs:** Each party to pay their own legal costs. If change of use is required the tenant to pay landlords and landlords agents reasonable fees including legal fees.

**EPC:** Rated 'C' 61 valid until 13<sup>th</sup> October 2031

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

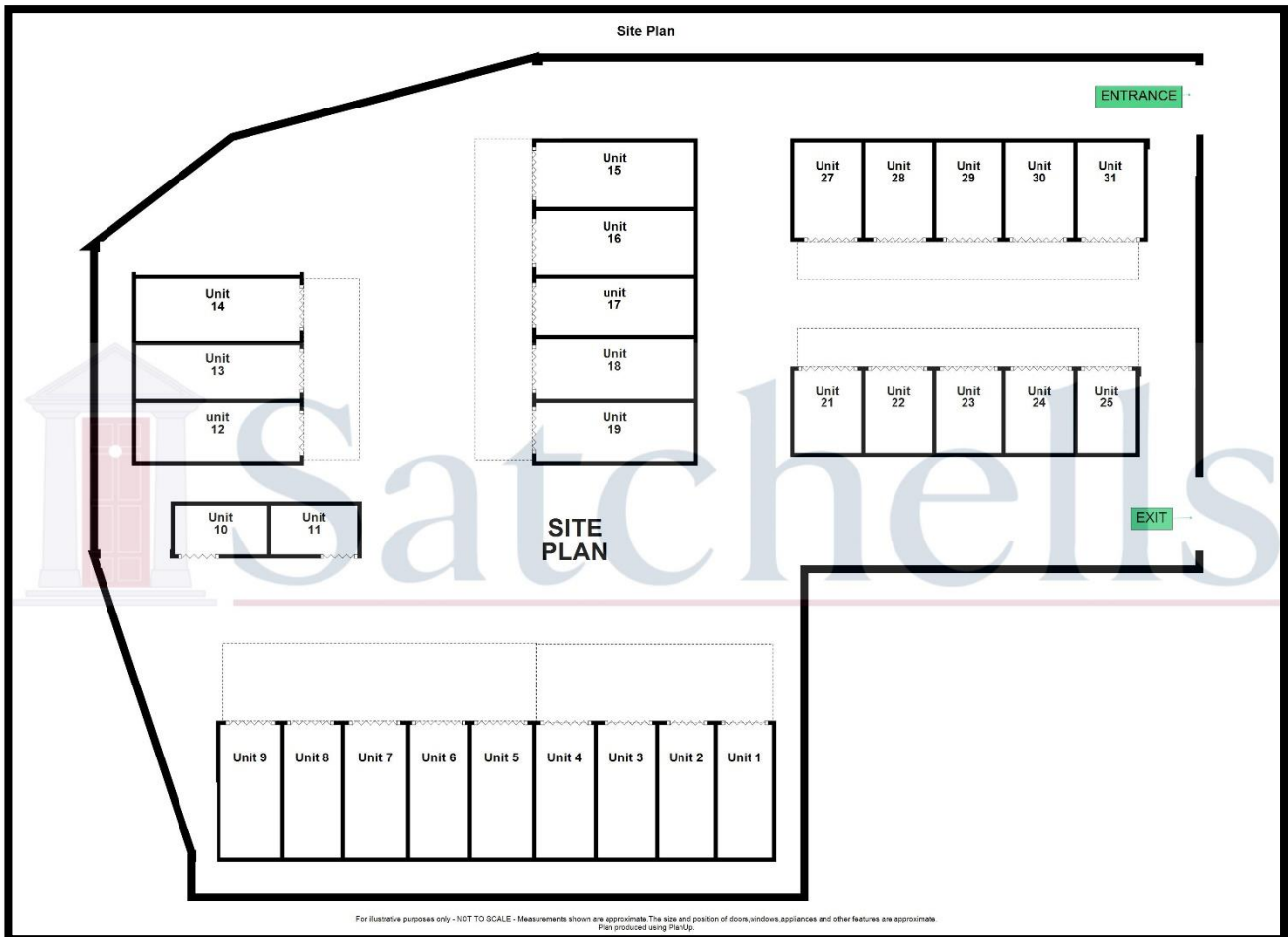
**Agents Notes: Agents Notes:** Images shown are general images of a typical unit on the industrial park and may not be the exact unit offered. All sizes are approximate and provided to us, we understand as Gross External.



Typical unit style and general site plan Leaside Industrial Park, Nazeing.



Lay out of Industrial park (Not to Scale)



**Draft details not yet approved by clients and 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.*



*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 F 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.*

