



Satchells

7 Brand Street, Hitchin, Hertfordshire. SG5 1HX

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

For Sale

Business Premises circa 3,500 Sq. Ft.

Investment Opportunity or for own occupation.



Units 3 & 4 building 7 Saxon Way, Melbourn. SG8 6DN

Freehold £350,000



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

In brief:

A modern well maintained industrial building of about 3,500 Sq. Ft. (GIA) located on an industrial park of similar styled buildings on the outskirts of Royston and close to Cambridge.

Originally 2 units they have been combined and offer much flexibility for workshop/ office and storage space over 2 floors, and either occupied or let as a whole. Alternatively could potentially be split into 2 units and either let separately or in part.

In addition the units if separated would benefit from their own toilets, entrances and roller shutter doors and separate stairs to their respective first floors.

Parking on site by way of 4 parking bays for the 2 units, plus ample free parking on the industrial park behind the buildings. Potential to use / create a yard area to the side of the unit.

Other noteworthy features include. Gas boiler heating. Air conditioning. Mains water, gas and electric.

Tenure: Freehold with service charge applicable to Estate management

EPC: Rated as 'D' 99 valid until 1st July 2034

Rates: The VOA website provides a rateable value of £17,000 (for the whole)

VAT: All prices quoted exclusive of VAT

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



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