



# Satchells

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## **TO LET: Brand New Industrial Units /Workshops From 1,300 Sq. Ft. Choice of 10 subject to availability.**



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



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

A choice of 10 brand new commercial units on a new development of this popular Industrial park. Each about 1,300 Sq. Ft. situated set out in 2 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.

Currently under construction they can be reserved off plan for a refundable deposit of £1,000.

If you seek a larger unit there is an option to take 2 or more units and have the walls removed, subject to availability and build schedule.

**Units** Each unit is about 1,300 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 use.

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

**Rent:** £20,400 per annum 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.

**Utilities:** Tenant to pay all own utility charges and the rates.

**Rates:** Tenants to pay if applicable. New units yet to be appraised for Rates.

**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:** TBC if required.

**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.



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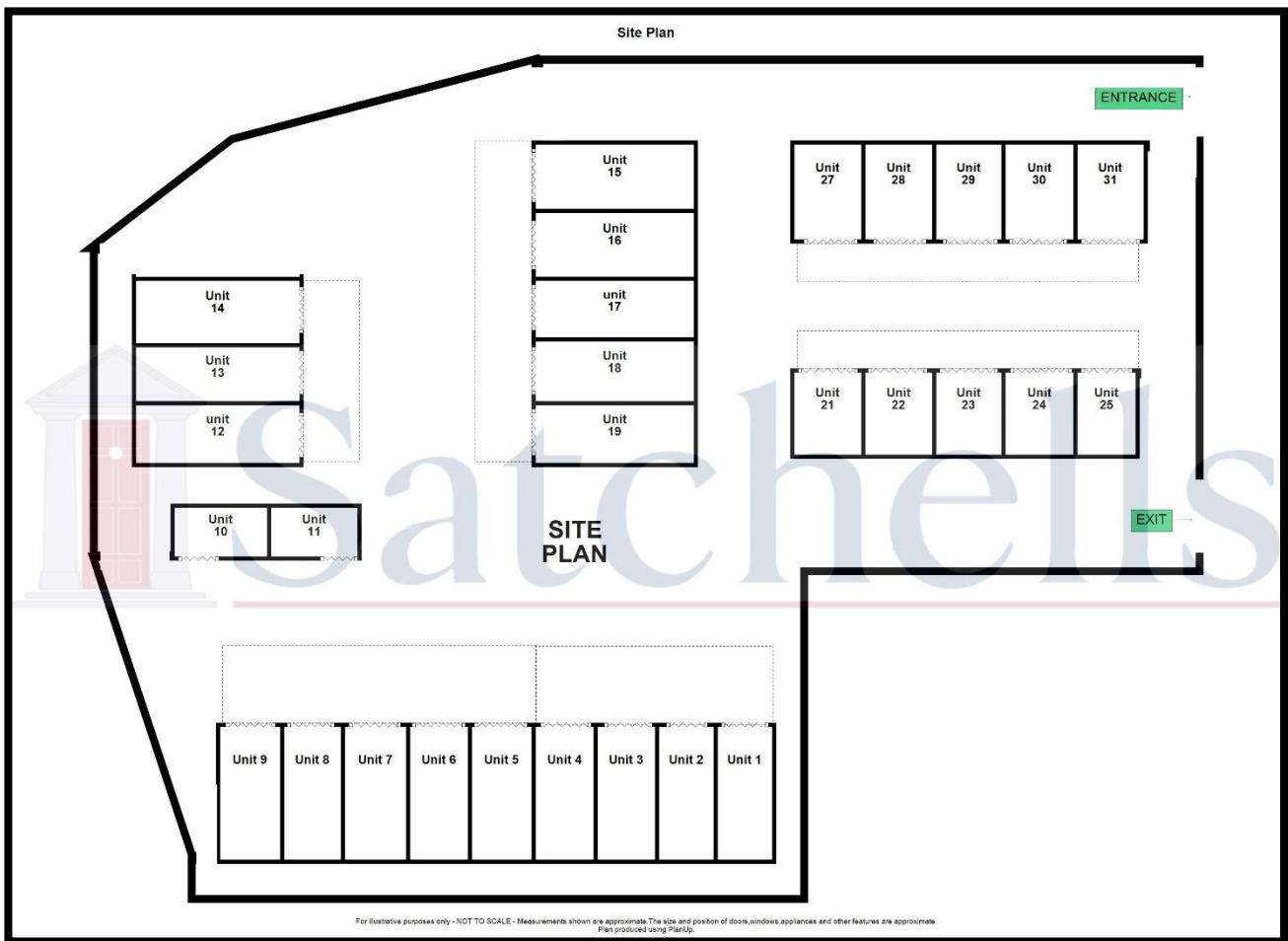
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Typical unit style and general site plan Leaside Industrial Park, Nazeing.



Layout 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.*



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