

# Satchells

7 Brand Street, Hitchin, Hertfordshire. SG5 1 HX

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

## Office Suite. Approximately 274 Sq. Ft.



### Suite 'C' First Floor, 15 Royston Road, Baldock, Hertfordshire. SG7 6NW

**Licence Fee: £575 PCM + VAT**

High quality, office suite in a dedicated business district on the outskirts of this historic market town, within walking distance of the railway station and with excellent road links to Cambridge and via the A1M the north and south.



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

Each suite or individual office has allocated parking, is fully carpeted, centrally heated, air conditioned and enjoys good natural lighting. Desks are supplied, and tenants have the use of the landlord's broadband.

From the sizable ground floor entrance lobby stairs lead to a first-floor reception area with access to the kitchen facilities and toilets and a connecting corridor to the various suites and offices.

In total there are 12 variously sized private and open plan office areas, some of which can interconnect to form a suite.

**Suite C:** Comprises 1 room Abt: 274 Sq. Ft. (18'8" x 14'7").

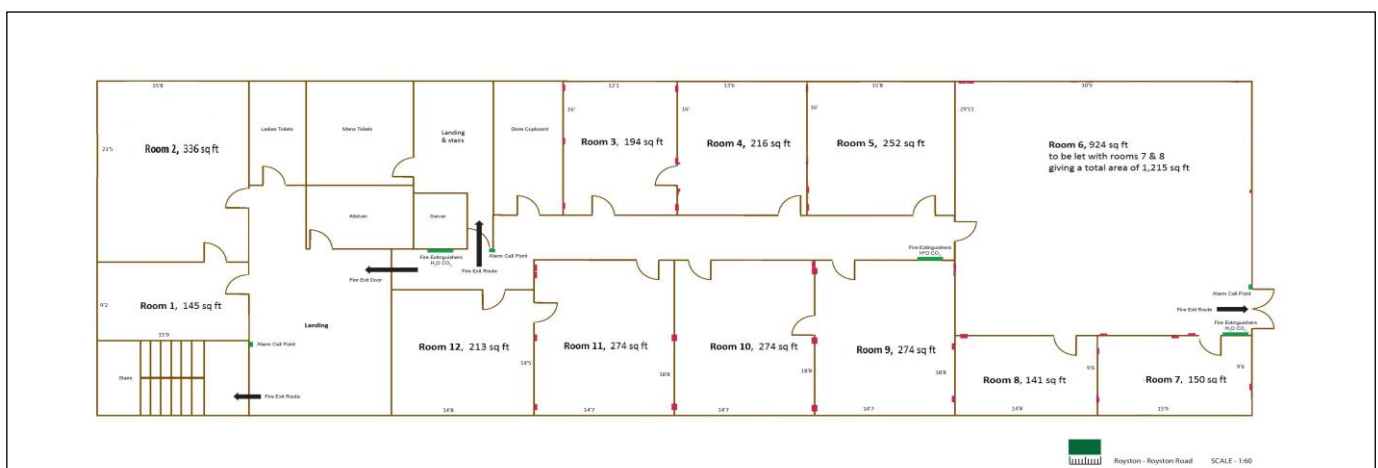
1 allocated parking space.

Rooms 10 on the plan below.

**Tenure & Terms:** Available on a fixed term licence agreement of 6 months, which will automatically renew for successive periods of 6 months unless either party gives not less than 2 months' notice to terminate. An initial deposit is required. Payments of the licence fee to be paid monthly in advance. A key deposit per key will also be required.

The licence fee includes a rental element, heat, light and power, air con, gas, window cleaning, internal and external repairs, water, security, buildings insurance, waste collection and the provision of shared facilities including the kitchen and common areas. Licensees to pay rates if applicable.

**Viewing:** By appointment. Please call Satchells on 01462 600900 to arrange.



*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.*



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