

Satchells

7 Brand Street Hitchin, Hertfordshire SG5 1HX

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

To let Commercial unit with yard and 2 Acres.



**Briar Patch, Ickwell Road, Upper
Caldecote. SG18 9BS
Rent: £50,000 Per Annum**

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.



In Brief:

A commercial unit of about 16,399 Sq. Ft. (GIA) with yard area and about 2 Acres of land to the rear located on a sizable plot on the rural outskirts of the village of Upper Caldecote.

The unit is in three interconnecting sections. A main workshop to the middle with doors front and rear. To the left hand side is further workshop area with door to the front and office block to the rear and to the right hand side of the main workshop area is additional workshop area and Two Cold Storerooms. Within the main workshop area there are a toilet block and store/offices. (See plan below). Outside the unit has a concrete apron to the front and open land to the rear with areas of hard standing. Behind the building is about 2 acres of land for open area storage.

Use: Under user class 'R' provision of May 2024 to provide flexible commercial use to agricultural buildings the premises would suit as:

- General industrial
- Commercial business or service falling under user class 'E
- storage and distribution
- Outdoor sports and recreation

Terms: Short term let available structured we anticipate as a lease for 3 years contracted 'outside of the landlord and tenants act' with the landlord reserving the right to break after the first year with 6 months' notice.

Rent: Unless otherwise agreed. Paid quarterly in advance. Quarter's rent deposit required.

Rates & Utilities: Tenant to pay all own utility charges and the rates if applicable. We understand that 3 phase electric is supplied, mains water and waste is by way of a cesspit. The VOA web site provides no data for current business rates.

Repairs: Tenants responsible for all internal and external repairs.

Insurance: Landlords to insure the building and charge back a proportion or whole to the tenants as insurance rent.

VAT: All fees and prices are quoted exclusive of VAT

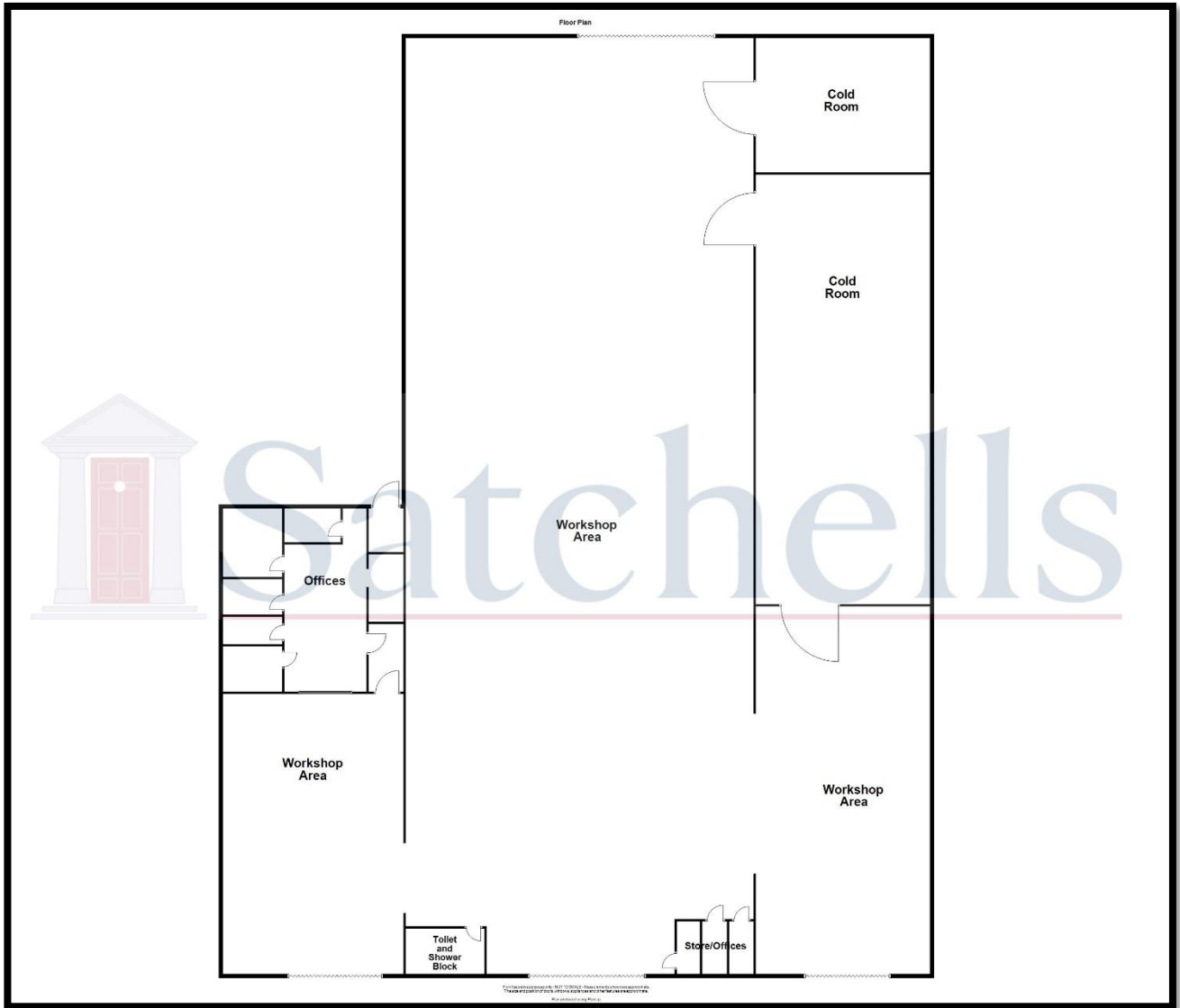
Costs: Each party to pay their own legal costs.

EPC: EPC Rating to be confirmed if required.

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

Agents Notes: Please note whilst the unit sits within a sizable plot, the lease will only allow the yard areas and the 2 Acres of land to be included in the lease plan.

Briar Patch. Floorplan and 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.



Briar Patch. Land available within the lease



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 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.

