



# Satchells

7 Brand Street, Hitchin, Hertfordshire. SG5 1HX

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## To Let Brand New First floor office with parking



### Office 2 Collar Close, Ivel Road, Shefford. SG17 5JU Guide Price £15,000 Per Annum



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

## 2 Story building with a self-contained office on both the ground and first floor.

**Each about 89.5 M sq. (963 Sq. Ft.) Net internal**

Located close the town centre on a select new development of 9 private houses these brand new offices offer an opportunity for a profession company to promote their professional image. From the shared communal entrance a door accesses office 1 on the ground floor and stairs to first floor to office 2. Both are self-contained with own kitchen and toilet facilities. Each comprises meeting room and open plan office area with windows to front and rear aspect.

### Office 2. First Floor

- 2 Parking spaces plus shared visitor/disabled parking.
- Communal garden. Paved and stoned.
- Energy efficient 'Air Source' heat pumps.
- Central heating in office 2 Underfloor heating office 1.
- Electric lock main Front door.
- EV charger for each Unit.
- The toilets have showers in them.
- The kitchens have oven, fridge/freezer & hot taps. Quartz worktops

Tenure: We understand this to be a share of freehold

Service charge: £500 per annum per office.

Subject to availability. Available as a whole or separately. (Terms to be agreed but expected to be on a full repairing and insuring lease of 5 years or more) Also available to purchase as share of freehold at £225,000 per office.

**Use:** Office

**EPC:** TBC

**Rates:** TBC

**VAT:** All prices quoted exclusive of VAT

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

**Referencing:** Any letting will be subject to satisfactory referencing taken up by the agent for which there is a non-refundable charge payable by the proposed tenants.



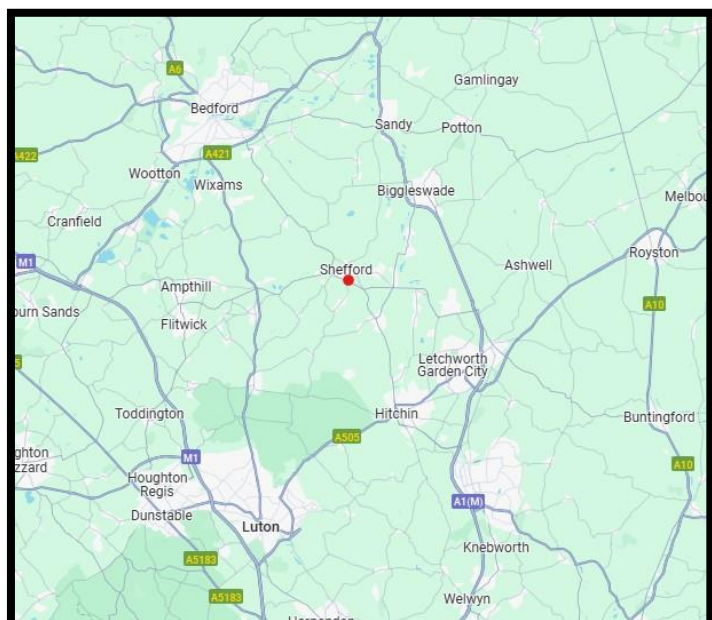
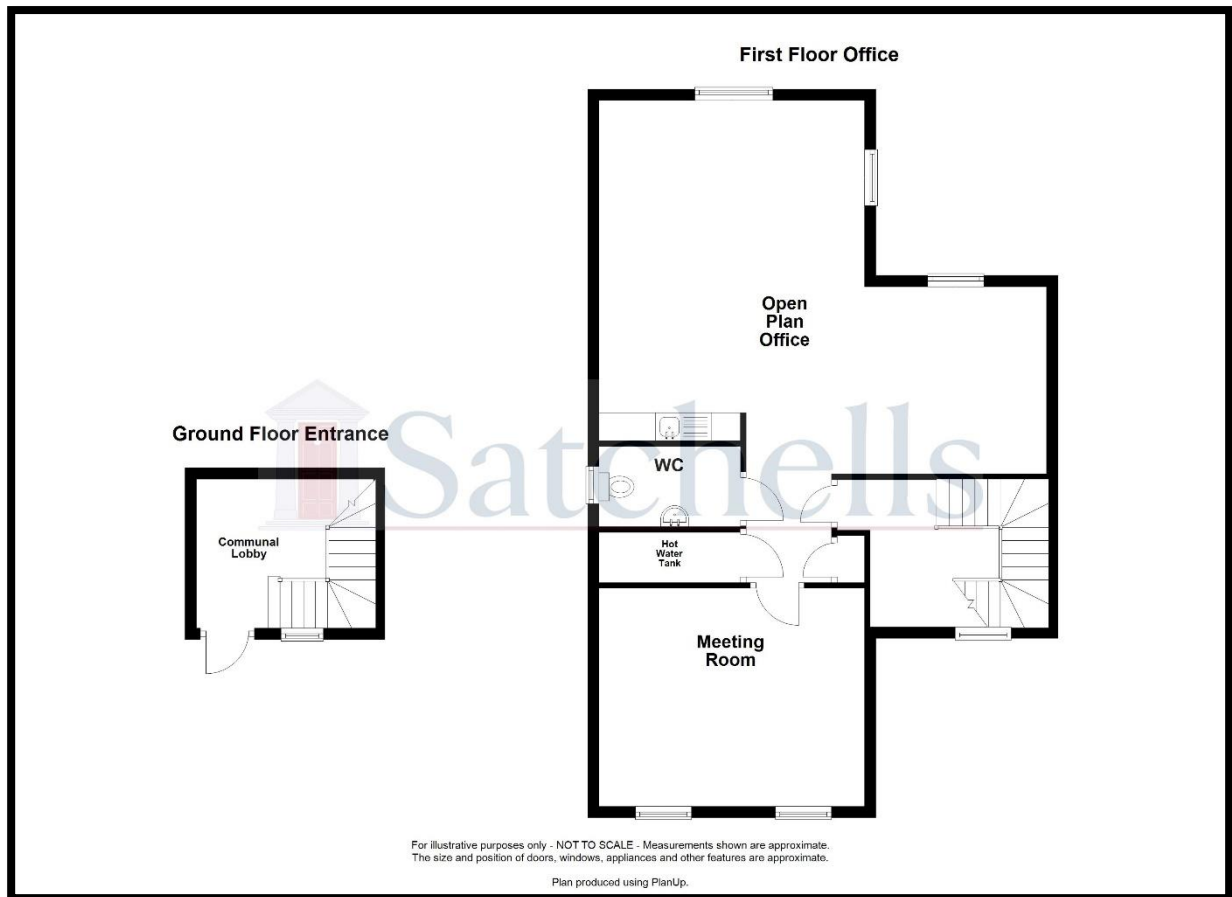
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**Draft particulars subject to change.**

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.



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