

For Let

Light Industrial unit / Workshop

Approx. 600 sq. ft.



**Room 501. Horizon House Business Centre,
London Road Industrial Estate,
Baldock. Herts. SG7 6NG**

**Rent: £11,500pa/£2,875 qt
on fully inclusive terms.**

THE BUILDING. Horizon House is part of the former government research facility buildings, now in private ownership and known as London Road Industrial Estate, not far from the town centre and large Tesco store. The 4 floors and outbuildings at rear are variously divided into workshops, offices and studio units with a wide range of users, all with their own secure 24/7 access, sharing toilets, kitchen areas and other communal facilities, including a cargo lift, all maintained to a high standard to provide a pleasant work space. The building is wired for free to use broad with option for VOIP.

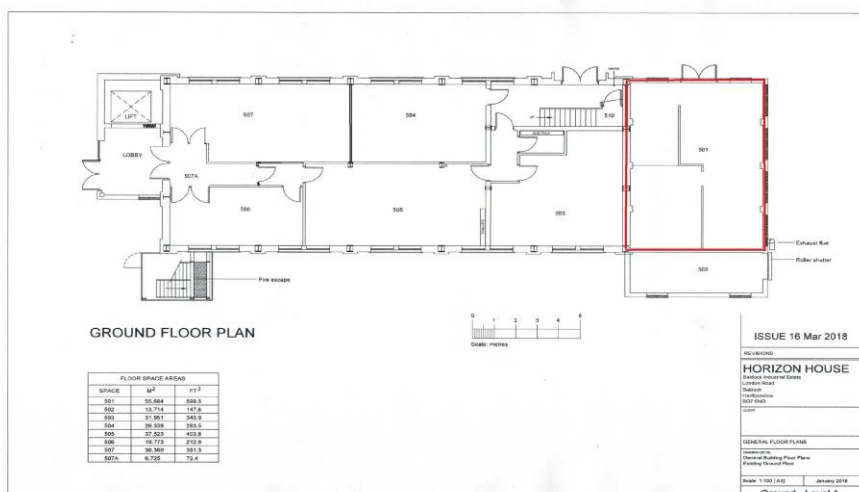
ROOM 501: This is about 600 sq. ft. located on the ground floor at the front of the building, prominent in the photo, with easy direct access for the outside through double side doors. It is eminently suitable as a workshop with, we understand a 3-phase electricity supply and mains water. (It was formerly a laundry).

INCLUSIVE RENTS. Assuming expected consumption of electricity and water, which to this room are separately metered, the rent also includes rates, heating, lighting and electricity, cleaning, broadband and maintenance of all common parts such as shared toilet facilities, with 24/7 access.

TENURE & TERMS. Lettings will be 'outside' of the LL&T Act for up to 3 years with options for the landlord to break at any time after the first year on giving 3 months' notice. Rents are payable quarterly in advance (even if you see the rent quoted monthly). There will be rent reviews on the first and secondary anniversary dates, with increases geared to the RPI. A rent deposit of one quarter's rent will be required. The lease is a stock document in plain English, keeping set up costs to a minimum and facilitating early completion.

PARKING: There are few on-site parking spaces available on a first come, first served basis. However, there is a nearby estate car park or many use the extensive parking to the rear of the Tesco store.

VIEWING: By appointment. Please call Satchells Commercial on 01462 600900



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.

