



# Satchells

7 Brand Street Hitchin, Hertfordshire SG5 1HX

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

## Commercial Unit Rent: £9,000 Per Annum



## Unit 18 Summerhill Business Centre, Cople Road, Cardington, Bedfordshire MK44 3SH



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

**In Brief:**

A spacious commercial unit of approximately 585 sq. ft. situated within a small development of former agricultural buildings in a rural setting on the outskirts of a village location.

- Open plan
- Double doors to front
- Passing trade
- Parking
- Access between 7am and 7pm Monday to Saturday
- Onsite communal W.Cs

**Use:** Ancillary storage or offices (subject to refurbishment). As the former use is agricultural, a similar low-impact storage activity would suit. Planning requirements would need to be investigated for any significant change or use of activities.

**Terms:** Available on a new Lease contracted outside of 'The 1954 Landlord and Tenants Act'. Rent paid monthly in advance. Minimum term two years.

**Rates & Utilities:** Tenant to pay all own utility charges and the rates. VOA website provides a rateable value of £2,900.

**Insurance:** Landlord to insure building and charge back as insurance rent.

**Repairs:** Tenants responsible for general repair and decoration of premises and Landlord's fixtures and fittings. Landlord responsible for structure. In some instances, service charges may apply for upkeep of common areas within shared buildings or yard spaces.

**VAT:** All fees and prices are quoted exclusive of VAT.

**Costs:** Tenants to contribute £250 + VAT (£300 inclusive of VAT) towards the documentation costs utilising the Landlord's standard lease.

**EPC:** rating TBC

**Viewings:** By arrangement through Satchells, with the Landlord.  
Telephone - 01462 600900

**Agent's Notes:** All tenancies subject to satisfactory referencing.  
In some instances, the information above will have been written and provided to us by our clients, and subsequently Satchells may not have visited the premises and therefore their accuracy is not guaranteed.



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



## Floorplan Unit 18 Summerhill Business Centre.

### Floor Plan

About:585Sq.Ft./54Sq m



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.

Plan produced using PlanUp.



### 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. Some content may have been provided by the clients directly to Satchells for marketing purposes and its accuracy is not guaranteed. 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.

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