



Satchells

7 Brand Street Hitchin, Hertfordshire SG5 1HX

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To Let. Business Premises About 989 Sq. Ft.



**Suite 2, Connections House, Station
Road, Biggleswade,
Bedfordshire. SG18 8AL.
Rent £17,750 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:** Modern ground floor office suite of about 989 Sq. Ft. located about few minutes walk from the mainline station to Kings Cross (35 minutes travel time) with ample IT ports and electric sockets. Alarmed and secure electronic entry system. Generally open plan with 2 additional offices accessible from the open plan area. Kitchen facilities and 3 allocated parking spaces.
- The environmentally friendly design and building allows for lower running costs and is an ideal location for a professional firm looking to benefit from comfortable well maintained environment wanting to promote the right image. Use of shared toilet facilities, breakout area and lift to first floor.
- Main office area:** Open plan L shaped of about 850 Sq. Ft. with Folding doors to office 2, entrance to kitchen facilities. Windows to front and rear aspect. 2x2 port IT sockets and 6x4 port IT sockets. 15 double electric sockets. Air conditioning unit.
- Office 2:** About 84 Sq. Ft. windows to front and rear. Glazed window to side. 3x4 port IT sockets. 2 double electric sockets.
- Kitchen Area:** Window to rear aspect. Work surface to one side with space below. Additional work surface with inset sink unit with cupboards above and below, Tiled splash backs. Door to storage cupboard with shelving.
- Use:** Professional office use only.
- IT:** Fibre Broadband available to the building and all networks use Cat 5 cables. Each office suite has its own secure communications cabinet located in a Com's cupboard in the foyer to which you are able to connect your Internet and phone system and then network out to your suite.
- Parking:** This office has 3 allocated parking spaces. To the front of the complex is a public car park supporting parking for many cars and for which we understand annual parking permits can be brought from the local authority.
- Terms:** Available on a new lease of negotiable length but suggested in multiples of 3 or 5 years. Tenant responsible for internal repairing and decorating. Shared service charge payable quarterly of approximately £250 plus Gas and water charged as equal share and invoiced at cost along with the service charge quarterly. Each office suite has its own electric and telecoms supply and meter and tenants pay their own costs.
- General:** Each tenant is issued with 6 sets of electronic keys tags (more available on request at a charge) to access the building and each office. In addition each office has the benefit of an infra-red alarm system and entry phone. All tenants have free access to an additional area on the first floor for use as a breakout room and informal meetings. Toilet facilities located on the Ground floor and first floor accessed from the communal foyer area.
- Rates:** Tenants to pay. The VOA website provides a rateable value of £13,750 .
- VAT:** In this instance VAT is attracted to the rent and rent deposit.

- Costs:** Each party to pay their own legal costs.
- EPC:** TBC. (Previous EPC rating of 'B' has expired)
- Viewings:** By prior appointment through Satchells, telephone 01462 600900.
- Agents Notes:** The landlord is willing to negotiate any changes to the layout of the offices on the basis of the requirements of the potential tenants and subject to lease terms. Subject to availability the offices could be let in conjunction with other offices suites within the building and some warehouse space may be available.

Floorplan:



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.



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