

# 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

## Business premises to let. Rent: £100,000 Per Annum.



**About 35,976 Sq. Ft. GIA**

**Plus yard area.**

**Former Lloyds & Co Building.  
Birds Hill. Letchworth Garden City.  
Hertfordshire. SG6 1JE**

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 mixture of warehousing, workshops, and office space within this substantial building with interconnecting rooms, mezzanine floors, and multiple WC facilities. Covered driveway, yard area. Various outbuildings and area of open ground.

In the main there are 2 workshops/warehouses each of about 10,000 Sq. Ft. each with either sub offices/workshops and mezzanine floors. To the left hand side of the building is a covered driveway which leads to a yard area for loading etc, and to the right hand side of the building to the front is an office complex over 2 floors set with a converted from a residential premises. To the front of the building is off road parking for several vehicles and loading doors.

**Use:** We understand that B1 (Light industrial) Now 'E' user class applies, and would suit as a storage and distribution centre, or workshop

**Terms:** A new lease contracted outside of the 'Landlord and Tenants Act' on full repairing and insuring terms. Rent to be paid quarterly in advance. Quarter's rent deposit required. period to be negotiated with the landlord.

**Subletting:** The landlord consents to the tenants subletting parts as long as the use is in line with the user class and any sub tenancy is agreed outside of the landlord and tenants act and expires at least 3 months before the head lease.

**Rates & Utilities:** Tenant to pay all own utility charges and the rates. The VOA web site provides a rateable value of £56,178

**Building Insurance:** Landlord to insure. Tenants to refund as insurance rent

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

**EPC:** TBC.

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

**Costs:** Each party to pay their own legal costs.

**Agents Notes:** These premises are leasehold and any lease and subletting terms will be drawn up in line with the terms of the superior lease. The areas are a general guide taken from the VOA's website and the floorplan is not to scale and is a copy of plans given to Satchells. Satchells have visited the property but not carried out any details survey or measurements.

**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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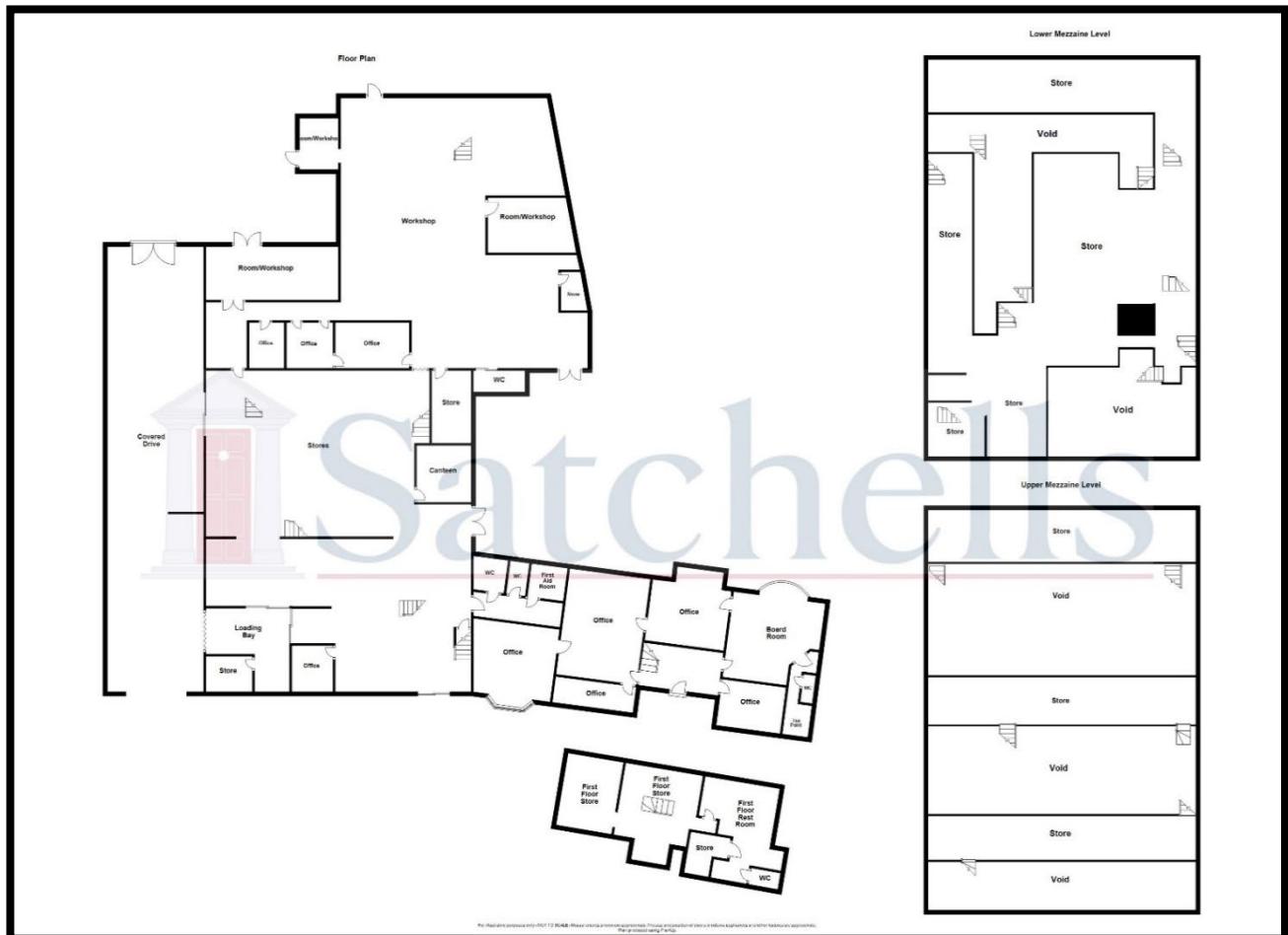
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## Floorplan & Images Birds Hill Letchworth.



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