

# Satchells

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## To let. Business premises. About 9,000 Sq. Ft. GIA



### Unit 7, London Road Industrial Estate, Baldock. Hertfordshire. SG7 6NG

### Rent: £40,000 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

**In Brief:**

This spacious industrial unit is about 9,000 Sq. Ft. spread over two floors connected by stairs and a cargo lift. In total there are about ten rooms many of which are interconnecting, plus offices, storage rooms, toilet facilities, small yard area and further outbuilding. See plan below:

Ground floor: Front and side entrances and external access to rear rooms via double doors and further door to the rear. From the corridor access to the toilet facilities, lift and stairs to the first floor.

The ground floor rooms consist of:

- Office at Abt: 246 Sq. Ft.
- Office at Abt: 143 Sq. Ft.
- Room 1 at Abt: 365 Sq. Ft.
- Room 2 at Abt: 738 Sq. Ft.
- Room 3 at Abt: 525 Sq. Ft.
- Room 4 at Abt: 1,909 Sq. Ft.
- 2 Storage rooms.

From a central corridor access can be gained to the lift and stairs. Double doors one end for loading. The first floor consists of:

- Room 5 at Abt: 770 Sq. Ft.
- Room 6 at Abt: 1,061 Sq. Ft.
- Room 7 at Abt: 189 Sq. Ft.
- Room 8 at Abt: 555 Sq. Ft.
- Room 9 at Abt: 69 Sq. Ft.
- Room 10 at Abt: 362 Sq. Ft.
- Cupboard and storeroom.

With ample windows to all main rooms ( the ground floor fronts being protected by mechanical shutters) the property lends itself to many different styles of uses from manufacturing, storage, workshop, or storage.

Outside the property enjoys parking for several vehicles, yard area to the side and an additional brick built shed.

Other notable features include. Central heating. Alarm. Fire Alarm. CCTV. Mechanical shutters to front windows on the ground floor.

**Use:** We understand that B1 ( Now 'E' ) applies, but the landlord is open to any use subject to any relevant planning consents being granted.

**Terms:** Flexible terms available but we anticipate a lease in multiples of 5 to 10 years being preferable to Landlord.

**Rent:** Paid quarterly in advance with a rent deposit equivalent to one quarter rent required.

**Rent Reviews:** Upwards only rent review pattern to be agreed subject to length of lease taken.



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**Rates & Utilities:** Tenant to pay all own utility charges and the rates. The VOA web site provides a rateable value of £28,750

**Responsibilities:** Tenants responsible for all internal and external repairs, decoration, and maintenance.

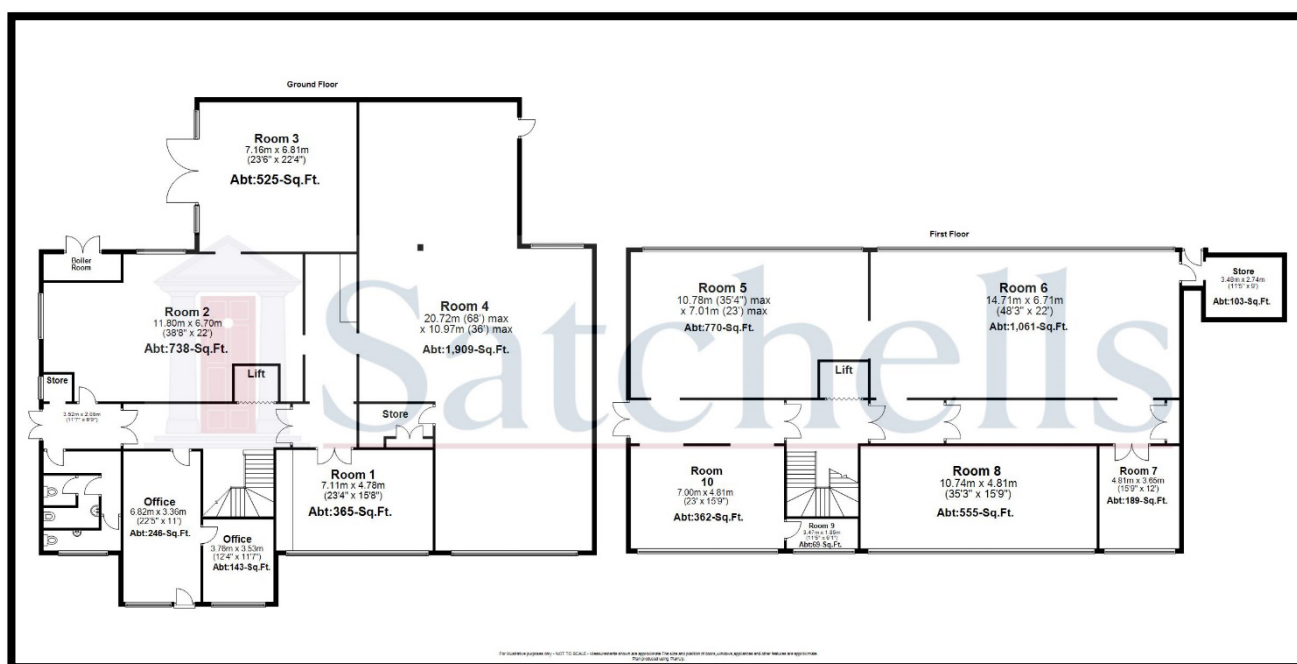
**Insurance:** Landlord to insure the building with the Tenants refunding as insurance rent.

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

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

**EPC:** TBC.

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



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