

Satchells

7 Brand Street Hitchin, Hertfordshire SG5 1HX

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Office Premises with parking About 1,000 Sq. Ft.



1A & 3A Southbridge Street, Shefford, Beds. SG17 5DB

Available as a whole or as two separate suites



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:

First floor offices comprising seven offices, two kitchens, two sets of toilet facilities with six parking spaces located in the centre of Shefford. With two entrances the offices, can be let as a whole or separated into two suites.

As a whole there is approximately 1,000 Sq. Ft. of office space.

As separate suites:

- 1A comprises 3 offices, kitchen and toilet and is about 587 Sq. Ft.
- 3A comprises 4 offices, kitchen and toilet facilities and is about 416 Sq. Ft.

Each has its own entrance and comes with 3 allocated parking spaces to the rear.

Use: Office use. Or any other use agreeable to the landlords under the current user class of 'E'.

Terms: Available on short term basis of 6 or 12 month licence.

Licence fee: As a whole suite £6,000 per annum

As separate suites

Suite 1A £5,000 per annum

Suite 3A £4,000 per annum

Licence fees to be paid monthly in advance with the equivalent amount of 1 months licence fee held as deposit.

Inclusive fees: License fee includes all utility charges based on reasonable use and buildings insurance.

Responsibilities: Tenants responsible for internal repair and decoration of landlords fixtures and fittings.

Rates Tenant to pay all own rates.

VAT: All fees and prices are quoted exclusive of VAT

Licence & Costs: landlords solicitor to provide licence. Tenant to pay set up fee of £250.00 inclusive of VAT for references and set up fees.

EPC: TBC if required

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

Agents Notes: Please see the plans below for the layout of each suite. Note there is a connecting door not shown on the plan which enables access to both suites if taken as a whole.



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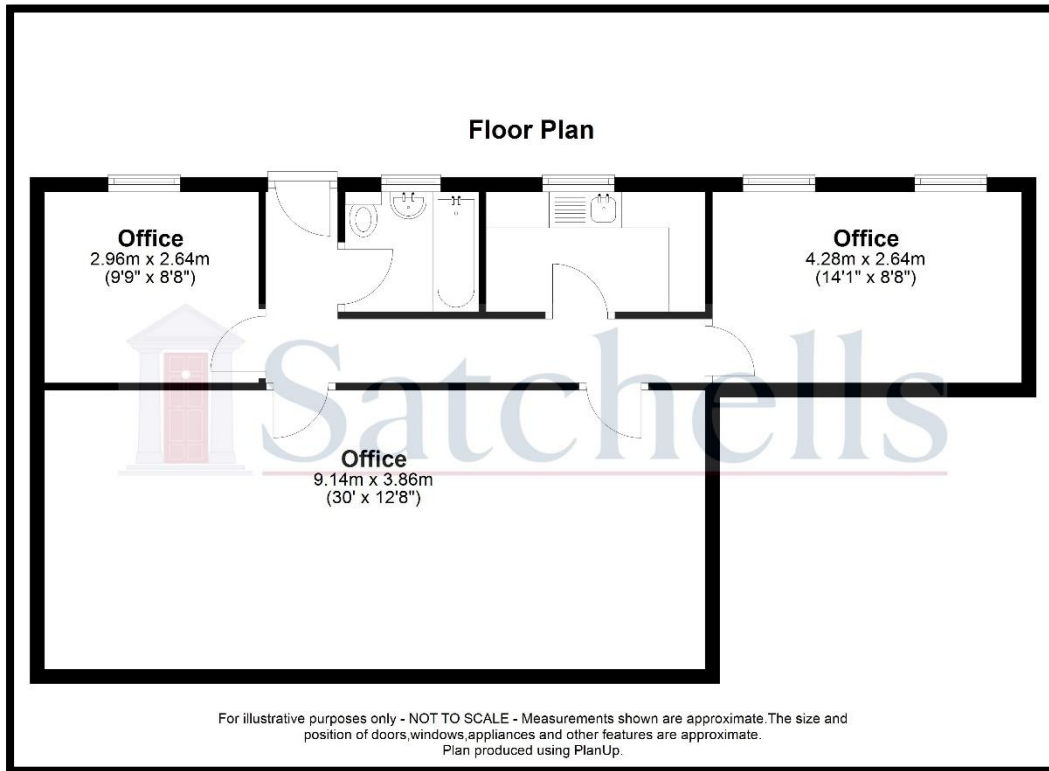
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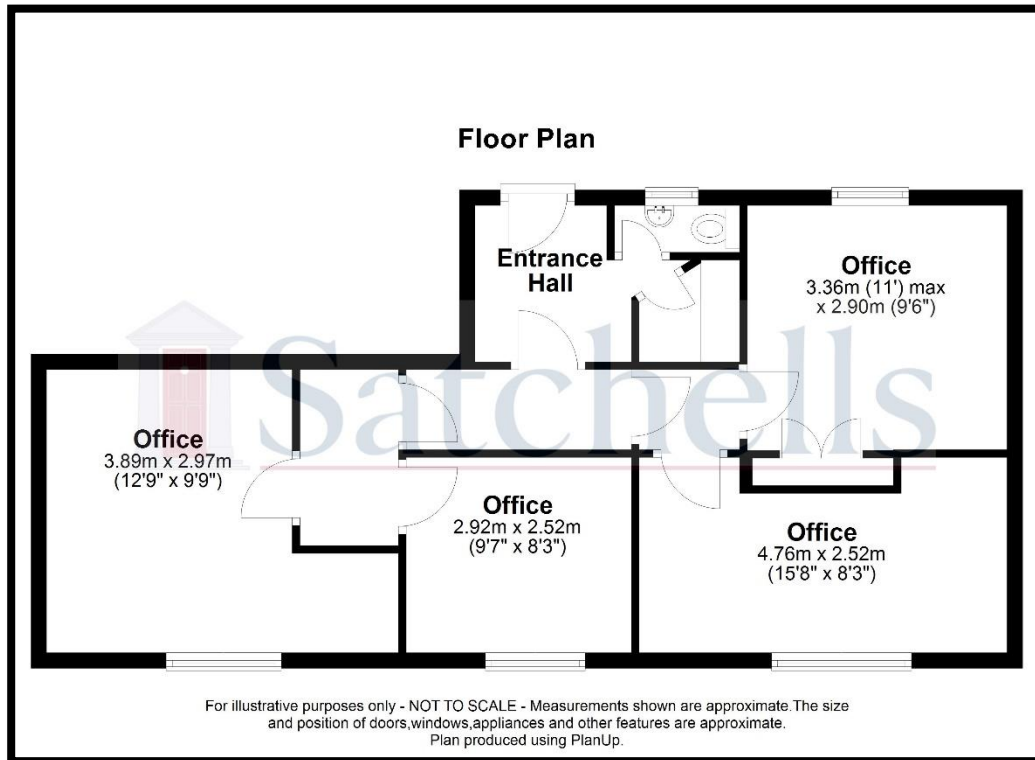


Plans of 1A & 3A Southbridge Street Shefford.

1A Southbridge Street.



3A Southbridge Street



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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