

Satchells

7 Brand Street Hitchin, Hertfordshire SG5 1HX

Web site: www.satchells.com E-mail: commercial@satchells.co.uk Tel: 01462 600900

Commercial Unit Rent: £8,400 Per Annum



Unit 2 Old Rowney Farm, Shefford, Bedfordshire SG17 5QH



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 800 sq. ft. situated within a small development of commercial units in a rural setting on the outskirts of a village location.

- Two workshop rooms
- Storage
- Kitchen facilities
- Parking
- Access between 7am and 7pm Monday to Saturday
- Onsite communal W.Cs

Use: B1 (now E) would suit as workshop for light industrial use for business needing ample storage.

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 £6,300.

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: Rated 'D'

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.



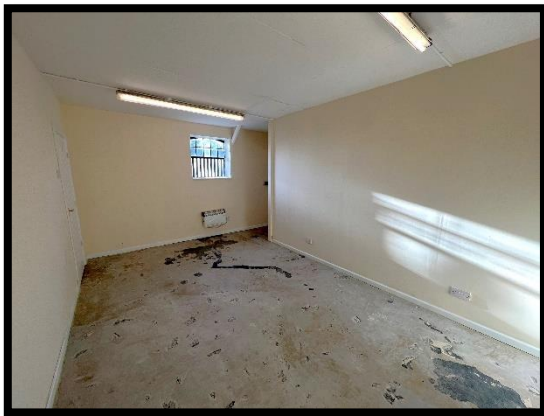
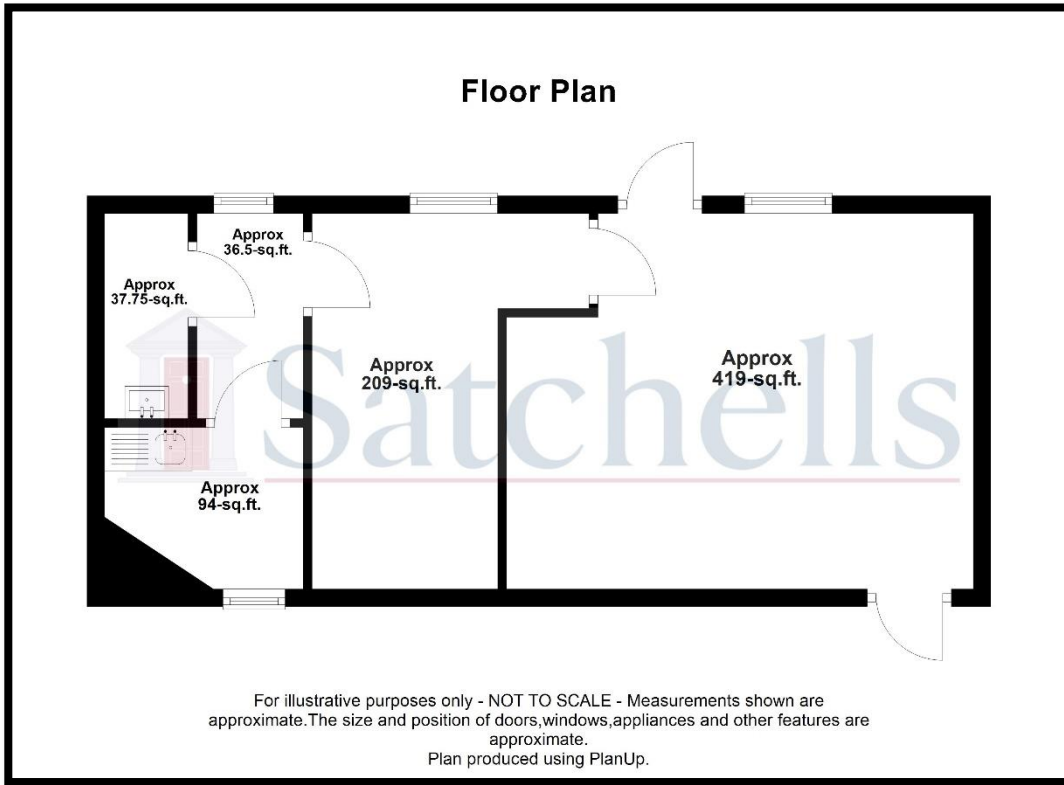
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Floorplan unit 2 Old Rowney Farm.



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.



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