

# Satchells

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## Ground Floor WORKSHOP/ OFFICE / STORAGE Circa 1,355 Sq. Ft.



**Rooms 503, 505, 506, 507 combined  
Horizon House Business Centre,  
London Road Industrial Estate,  
Baldock, SG7 6NG**

**Rent: £27,100 Per Annum / £6,775 Per qt.**

**All Inclusive Rents.**



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  
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**THE BUILDING.** Horizon House Business Centre is part of the former government research facility buildings, now in private ownership and known as London Road Industrial Estate, not far from the town centre and large Tesco store. The 4 floors and outbuildings at rear are variously divided into workshops, offices, and studio units with a wide range of users, all with their own secure 24/7 access, sharing toilets, kitchen areas and other communal facilities, including a cargo lift, all maintained to a high standard to provide a pleasant workspace. The whole building is cabled for free to use superfast broadband with an option to link telephones into VOIP and all main windows have recently been replaced with UPVc double glazed windows.

**ROOMS. 503, 505, 506 and 507** are a combination of interconnecting rooms on the ground floor with easy access from the main entrance and rear loading bay area and cargo lift. It is eminently suitable as a workshop, storage, light manufacturing or as office use and ideal for a company looking for a combination of workshop, office space and storage.

Room 503: Abt 344 Sq. Ft. (Kitchen facilities)

Room 505: Abt 404 Sq. Ft. (kitchen facilities)

Room 506: Abt 216 Sq. Ft

Room 507: Abt 391 Sq. Ft.

See plan below.

Subject to terms being agreed there is potential to combine rooms 505, 506 and 507 to be open plan.

**INCLUSIVE RENTS.** The rent includes rates, buildings insurance, Electric (subject to a fair use policy). Heating by radiators, Superfast broadband, shared toilet facilities, use of cargo lift, cleaning, and maintenance of common parts, and use of nearby estate parking. Tenants have access 24/7.

**PARKING:** There are a few on-site parking spaces available on a first come, first served basis. However, there is a nearby estate car park, or many use the extensive parking to the rear of the Tesco store.

**TENURE & TERMS.** Lettings will be 'outside' of the LL&T Act for up to 3 years with options to break after the first full year on 3 months' notice. Rents are payable quarterly in advance (even if you see the rent quoted monthly). There will rent reviews at the first and secondary anniversary dates, geared to increases in RPI. A rent deposit of one quarter's rent will be required. The lease is a stock document in plain English, keeping set up costs to a minimum and facilitating early completion.

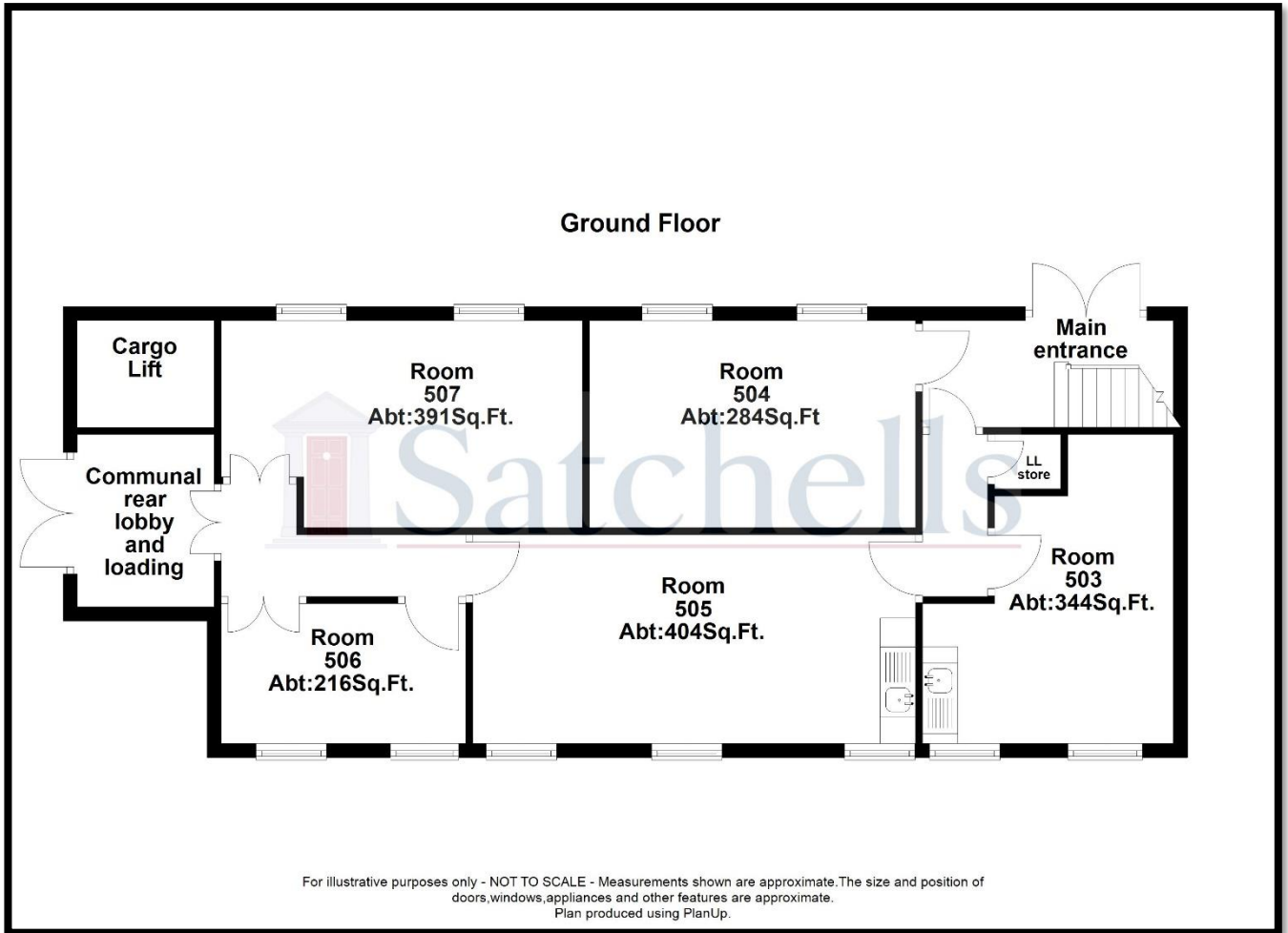
**EPC Rating.** 'E' (110) for the whole building valid until 23 March 2030

**VIEWING:** By appointment. Please call Satchells Commercial on 01462 600900 Lease set up and referencing fees apply to incoming tenants.

**AGENTS NOTES:** Please be aware whilst the whole is available some of the individual rooms are also available separately, and if those are let they can be added at a later date pro rata from the first lease date to run concurrent as a whole.



## Rooms 503,505,506 and 507 HH plan



**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 and may have been round up or down for ease. 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.