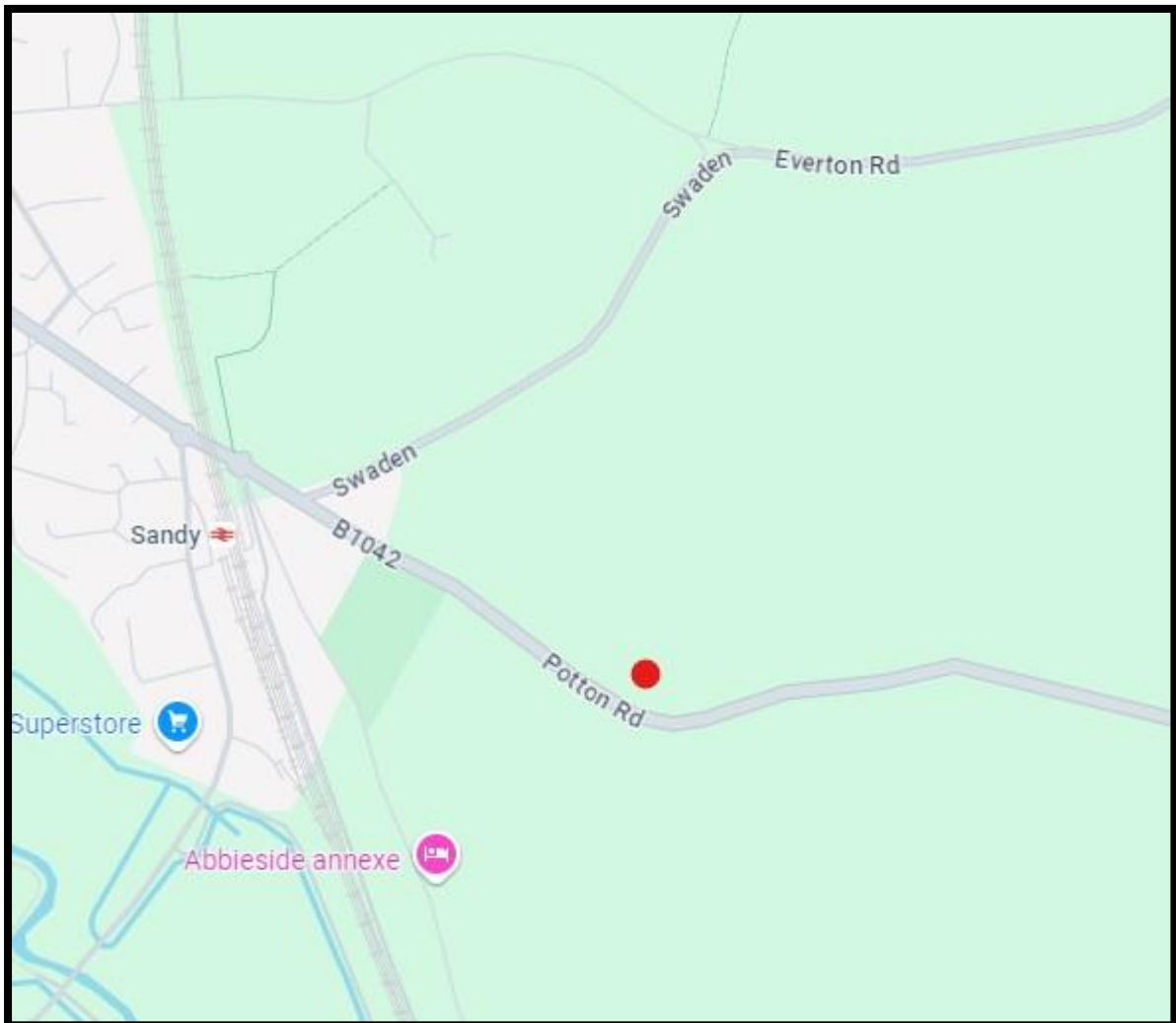


# Satchells

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

## To Let. 11,000 Sq. Ft. Open Air Storage.



**Sandy Reservoir,  
Potton Road, Sandy. SG19 2DL**

**Rent: £48,000 Per Annum**



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:

This former water storage facility has B8 use with approximately 11,000 Square Feet to provide storage for Vehicles or perhaps containers. There is 153 Feet Long and 53 Feet Wide with a hardcore base and a secure Gated palisade fence to the front.

The site is close to the A1M with large developments close by of modern houses and there is strong demand for storage and being within walking distance of the train station is a bonus for car distribution.

- Use:** B8
- Terms:** Flexible terms available but we anticipate a lease in multiples of 3 to 5 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.
- Rates & Utilities:** Tenant to pay all own utility charges and the rates. If applicable. We understand water and power are to the site.
- Responsibilities:** Full repairing obligation to the tenants
- Insurance:** Landlord to insure 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. If required
- Viewings:** By prior appointment through Satchells, telephone 01462 600900



### Draft particulars subject to change.

These particulars are intended as a guide only and do not offer any form of contract. All measurements are approximate. The floor plan is for identification purposes only and are not to scale. 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, Tenure, user class, rates, leases, and VAT before entering into a purchase or lease. Some images may have been enhanced. We advise you check the availability of the property on the day of your viewing.



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