



Satchells

7 Brand Street Hitchin, Hertfordshire SG5 1HX

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

Mechanical Workshop Rent: £22,000 Per Annum



Warden Abbey Workshop Bedford Road, Old Warden, Bedfordshire SG18 9LS



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:

Approximately 2,200 sq. ft. GIA workshop originally designed and built for the maintenance of agricultural vehicles. Large sliding front doors and high eaves height, sufficient for access by combine harvesters and larger vehicles. Now available to rent as a mechanical workshop, the unit comprises open plan workshop with office and toilet facilities on the ground floor, with additional parts store or further office above.

- 3 Phase electrics
- "4 Post car lift" to remain as Landlord's fixture and fitting
- About 25 ft eaves height to centre
- Alarm
- Heating by oil fired boiler
- Unit is approximately 75' x 30' gross internal area
- Concrete apron to the front
- Access between 7am and 7pm Monday to Saturday
- Potential to use further equipment owned by the Landlord

Use: The premises would suit as an agricultural maintenance business or as general mechanic's workshop. Other uses would be considered by the Landlords subject to planning etc.

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: None.

Utilities: Tenant to pay all own utility charges.

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: TBC if required.

Viewings: By arrangement through Satchells, with the Landlord.
Telephone - 01462 600900

Agents 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.

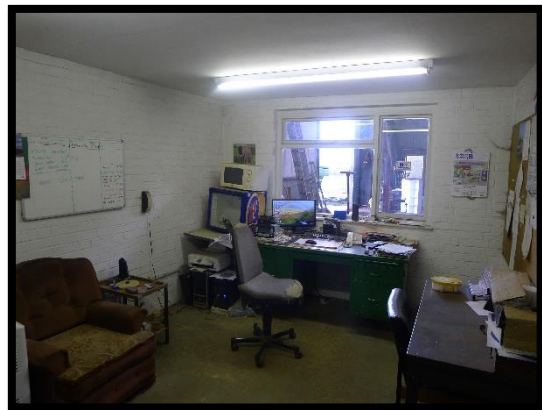
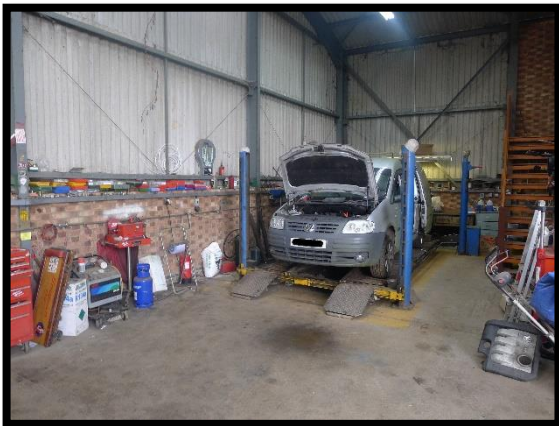
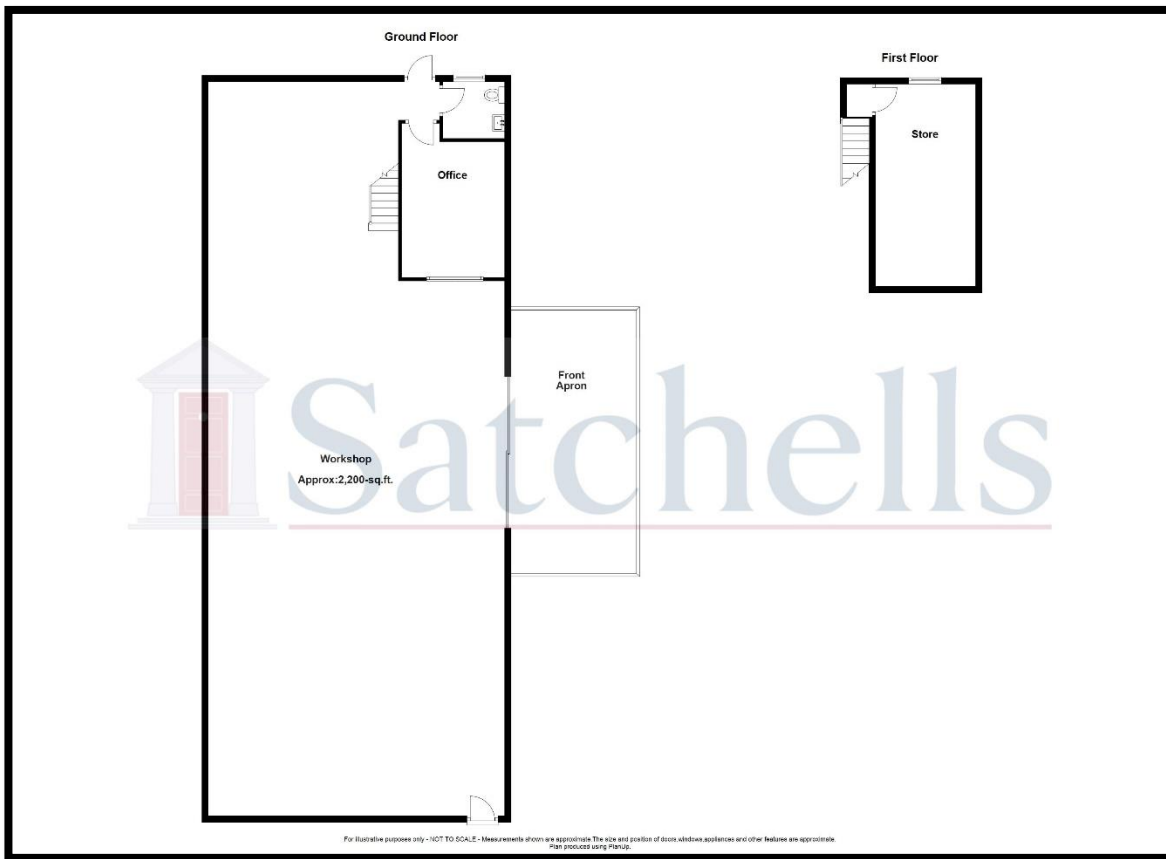


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Floorplan and images.



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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