



Satchells

7 Brand Street Hitchin, Hertfordshire. SG5 1HX

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To let.

Storage & Distribution.

About 2,192 Sq. Ft. GIA



**Unit 7 Oaks Industrial Park
Ginns Road, Buntingford,
Hertfordshire. SG9 0JD**

Rent: £24,000 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:

Located on a small industrial park between Buntingford and Bishop Stortford this unit of about 2,192 GIA (about 73' x 29') is offered on a new full repairing and insuring lease for storage and distribution. Predominately open plan with eave height of about 21 feet. Roller shutter door to the front (about 15' x 16') Located within is an office of about 173 Sq. Ft. (12'7" x 13'9") kitchen and toilet facilities. Concrete apron to the front and 3 phase electric supply.

Use: Storage and distribution.

Terms: Flexible terms available but we anticipate a lease in multiples of 3 to 5 years or rolling licences of a term to be agreed.

Rent: Paid quarterly or monthly in advance with a rent deposit equivalent to one quarter rent required.

Rent Reviews: To be agreed subject to terms agreed.

Rates & Utilities: Tenant to pay all own utility charges and the rates (if rates are applicable).

Responsibilities: Tenants responsible for internal and external repair and decoration and Landlords fixtures and fittings.

Insurance: Tenants to provide own contents and buildings insurance

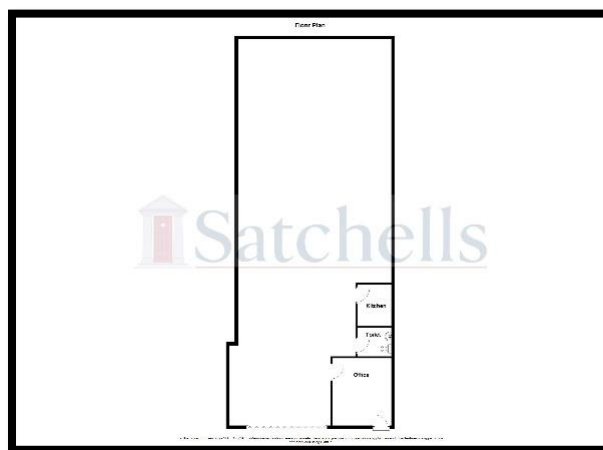
VAT: All fees and prices are quoted exclusive of VAT.

Costs: Each party to pay their own legal costs.

EPC: To be provided if required.

Viewings: By prior appointment through Satchells, telephone 01462 600900

Referencing: A lease will be subject to satisfactory referencing taken up by the agent for which there is a non refundable charge made payable by the proposed tenants.

**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.

