

## To Let Brand New First floor office with parking



**Office 2 Collar Close,  
Ivel Road, Shefford. SG17 5JU  
Guide Price £15,000 Per Annum**

Unrivalled in property since 1922

Sales & Lettings, Commercial Property, Land, New Homes and Property Management.  
Satchells is the trading name of Satchells Estate Agents Limited. Registered in England & Wales 9185978.  
Directors: John Hilditch, 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.



## **2 Story building with a self-contained office on both the ground and first floor.**

### **Each about 89.5 M sq. (963 Sq. Ft.) Net internal**

Located close the town centre on a select new development of 9 private houses these brand new offices offer an opportunity for a profession company to promote their professional image. From the shared communal entrance a door accesses office 1 on the ground floor and stairs to first floor to office 2. Both are self-contained with own kitchen and toilet facilities. Each comprises meeting room and open plan office area with windows to front and rear aspect.

#### **Office 2. First Floor**

The main office is open plan with one area about 18'8" x 16'4" and the other about 12'9" x 9'8". A further meeting room to the front is about 16'4" x 10'1"

- 2 Parking spaces plus shared visitor/disabled parking.
- Communal garden. Paved and stoned.
- Energy efficient 'Air Source' heat pumps.
- Central heating in office 2 Underfloor heating office 1.
- Electric lock main Front door.
- EV charger for each Unit.
- The toilets have showers in them.
- The kitchens have oven, fridge/freezer & hot taps. Quartz worktops

**Tenure:** We understand this to be a share of freehold

**Service charge:** £500 per annum per office.

Subject to availability. Available as a whole or separately. (Terms to be agreed but expected to be on a full repairing and insuring lease of 5 years or more) Also available to purchase as share of freehold at £225,000 per office.

**Use:** Office

**EPC:** TBC

**Rates:** TBC

**VAT:** All prices quoted exclusive of VAT

**Viewing arrangements:** by appointment in the first instance via Satchells.

**Referencing:** Any letting will be subject to satisfactory referencing taken up by the agent for which there is a non-refundable charge payable by the proposed tenants.

#### **Unrivalled in property since 1922**

Sales & Lettings, Commercial Property, Land, New Homes and Property Management.  
Satchells is the trading name of Satchells Estate Agents Limited. Registered in England & Wales 9185978.  
Directors: John Hilditch, 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.



