



Satchells

7 Brand Street, Hitchin, Hertfordshire. SG5 1HX

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

Investment Opportunity.

Industrial unit with offices and parking.



About 1,982 Sq. Ft. GIA

**11 Woodside Industrial Park, Works
Road, Letchworth Garden City. SG6 1LA
Leasehold £265,000**

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:

Commercial unit located within a popular industrial Estate within the heart of the commercial district of Letchworth Garden City. Parking to the front and side. Loading area to the rear. The unit benefits from a balanced mixture of workshop and production space, offices, and storage.

All in all an ideal commercial base for any company looking for a mix of workshop and office space, with racked storage. Or a larger open plan workshop with offices. Or an investment opportunity to let out.

Ground Floor: About 664 Sq. Ft. production area.

About 209 Sq.Ft. workshop space (Dividing wall could be removed).

Front reception area.

Office.

Kitchen area & Toilet facilities.

Roller shutter door to the rear delivery apron. Fire exit and stairs to first floor offices and mezzanine storage area.

Offices: Located on the first floor above the front reception, office and facilities rooms, comprising of an 'L' shaped room with door to board room. From the landing stairs to Mezzanine floor.

Mezzanine: About 361 Sq. Ft. with railings to front and side located in the upper part of the building over the production area.

Parking: 4 allocated parking bays, 3 to the front of the premises, and 1 located to the side.

Tenure: Leasehold. We understand the term to be 999 Years from December 1909

Ground Rent: Currently £405.46 including VAT per quarter.

Service

Charge: Currently £42.46 including VAT per quarter.

Ratable

Value: The VOA website provides a current Ratable value of £15,000

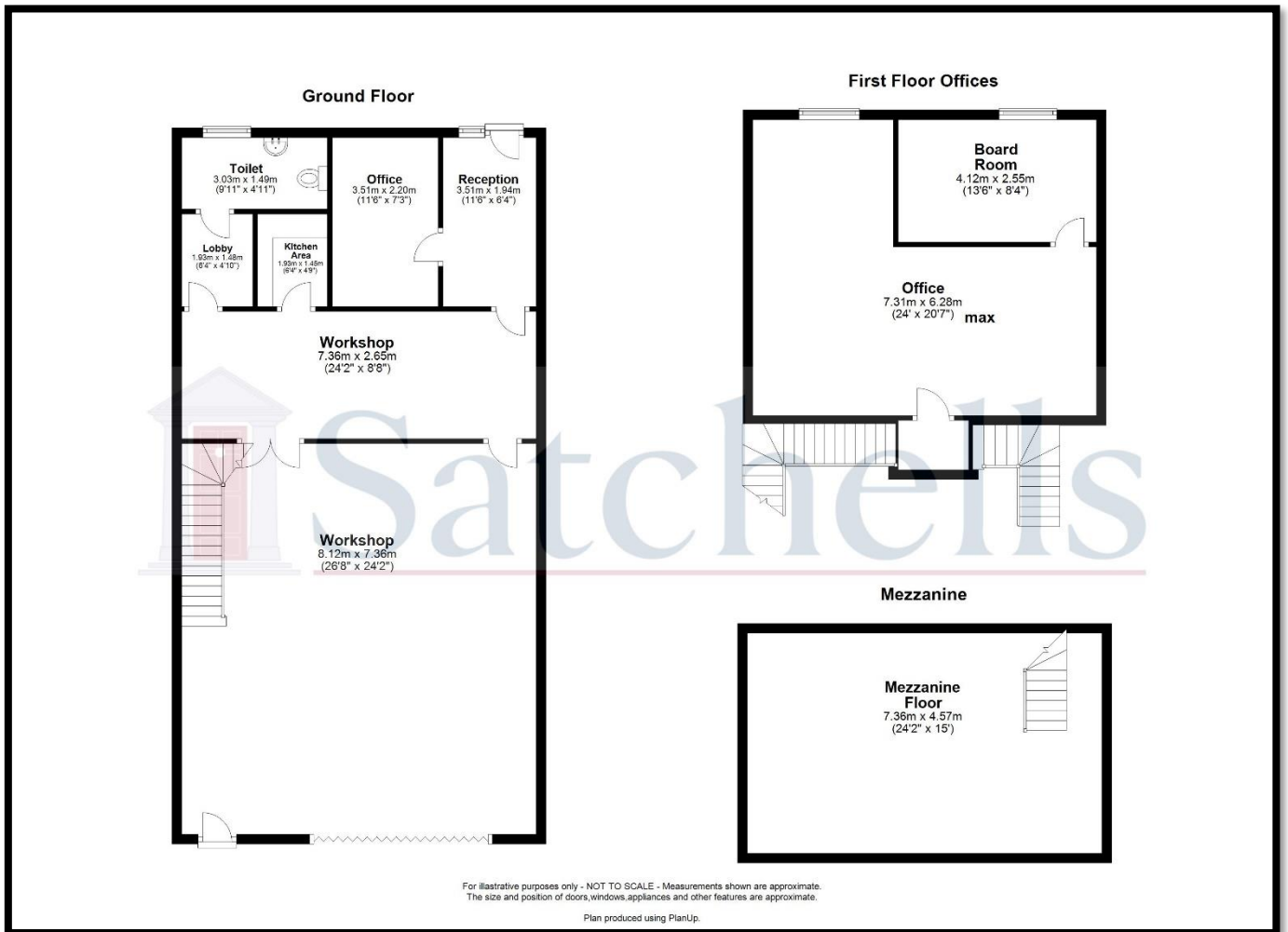
EPC rating: Rated 'F' 146 valid until 13 March 2033.

VAT: We are advised the in this instance the purchase would attract VAT.

Viewing arrangements: By appointment in the first instance via Satchells.



Floorplan:



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 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.



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.

