

Satchells

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To Let. Business Premises About 17,747 Sq. Ft. (GIA)



Unit 1, The Orbital Centre, Ickniel Way, Letchworth, Hertfordshire, SG6 1ET. Rent £90,000 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.



In Brief:

A modern end terrace industrial unit comprising a warehouse of about 12,023 Sq. Ft. (GIA) with 2 mezzanine floors. Ground floor and first floor suites of offices totalling about 3,689 Sq. Ft. The warehouse is predominately open plan with good eave height and ideal for storage and distribution. Roller shutter door to the front and covered loading bay. The offices are a mixture of boardroom, open plan and smaller departmental offices. The entrance provides a spacious welcoming area and the whole unit is ideal for any firm looking for a modern working environment which provides a professional appearance. This modern business premises forms part of a small development of similar styled units. Secure entry to site. Parking. Air conditioning to offices), shared facilities, security entry systems and CCTV.

Allocated parking to the front and side of the building.

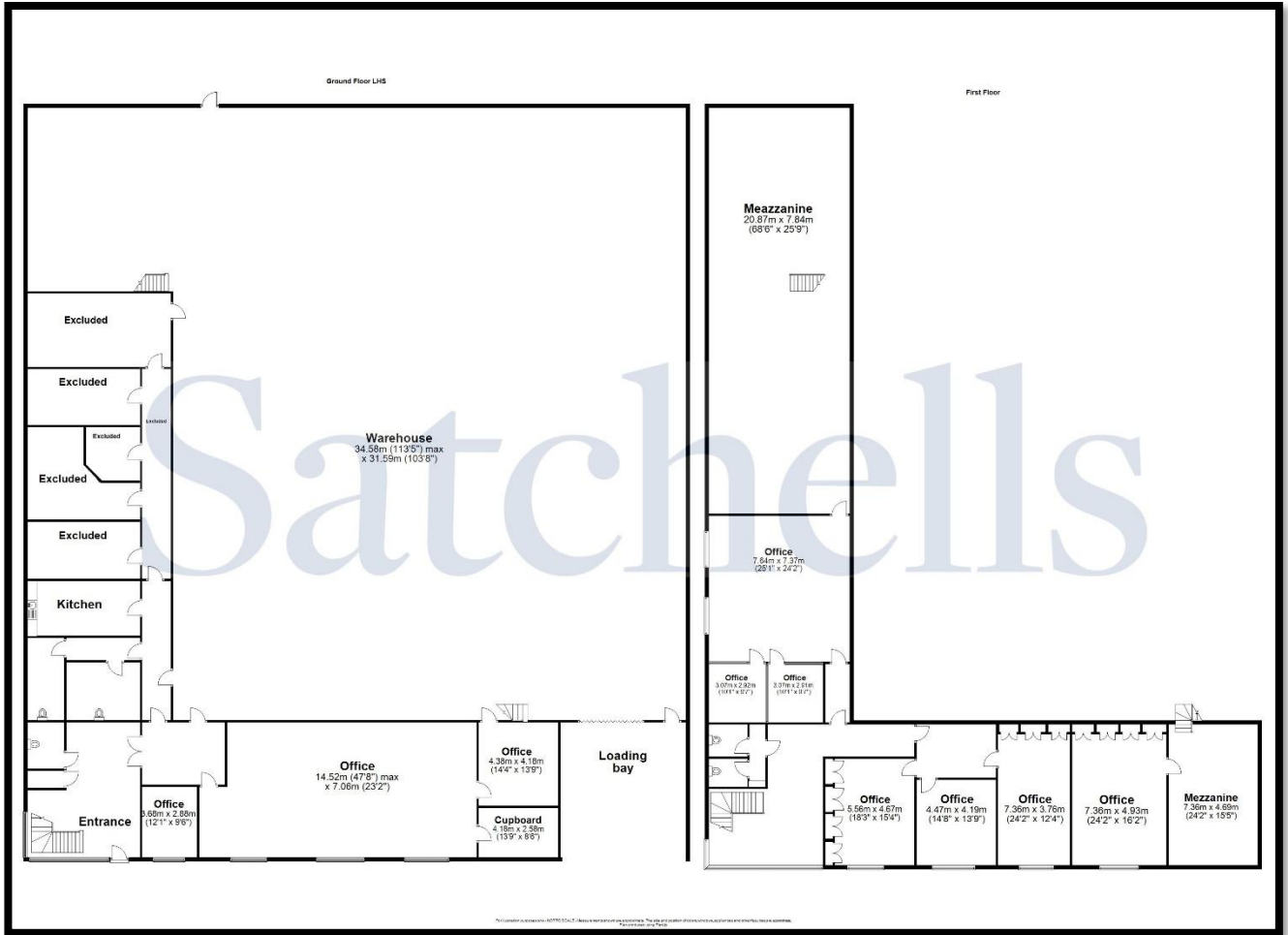
- Use:** We believe the unit falls under B1 (Light industrial) now 'E'.
- Terms:** Flexible terms available but we anticipate a lease contracted outside of the 'Landlord and tenants act' in multiples of 3 to 5 years on internal repairing and insuring terms.
- Rent:** Paid quarterly in advance. Rent deposit required equivalent to a quarter's rent.
- Rent Reviews:** To be agreed subject to the term of the lease on an upwards only basis geared to the CPI index
- Rates & Utilities:** Payable as a % of the space taken as a whole.
- Security:** The site is secured by an automated barrier for entry and exit to the site. The site also has 24hr CCTV coverage which the new tenant will be provided access to when or if needed.
- Insurance:** Landlord to insure buildings insurance and charge back as insurance rent. Tenants to arrange own contents insurance.
- Repairs:** Tenant responsible for all internal repairs and decoration to the demises of space taken and landlords fixtures and fittings with. Landlord to maintain and repair internal fixtures and fittings of shared areas and external parts of the property and grounds.
- VAT:** All fees and prices are quoted exclusive of VAT. In this instance all fees attract VAT.
- Costs:** Each party to pay their own legal costs.
- EPC:** TBC.
- Viewings:** By prior appointment through Satchells, telephone 01462 600900.
- Referencing:** A 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.
- Agents Notes:** A section of the building is already let and some facilities will be shared. See floor plan for excluded areas.

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Floorplan:



Draft details not yet approved by clients and could be subject to change.

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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. Some Photos may have been enhanced with Photoshop and blue sky's added and some non-essential objects removed.

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