

To Let Business premises/warehouse About 1,550 Sq. Ft. (GIA)



**Unit 3. 4 London Road Industrial
Estate, Baldock, Herts. SG7 6NG.**

Rent. £15,000 Per Annum

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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:** This predominately open plan industrial unit offers a good opportunity for any manufacturing business or others looking for open plan working area with the flexibility to install offices and workshops withing. In addition to the open plan working area the unit provides for office, kitchen, toilet to the front along with double trade doors to the front and inner reception area. Parking to the front. Gas central heating. Suspended ceilings.
- Use:** We understand the use to be B1 (Light industrial) Now 'E'. Other uses would be considered by the landlord subject to change of use being granted at the tenants own cost.
- Terms:** Available on a new Full repairing and insuring lease of a suggested 5 year or more term contracted outside of the landlord and tenants act on effective full repairing and insuring terms.
- Rent:** Paid quarterly in advance with a rent deposit equivalent to 1 quarters rent being held by the landlord. Plus Vat if applicable.
- Insurance:** Landlord to insure the building and tents to refund as insurance rent.
- Rates** Tenant to pay all own rates. The VOA provides a Ratable value of £11,250
- Utilities:** Tenants to pay all and own utility charges. The unit has its own electric and gas meter. Water is metred by Managing agent of the Estate and the tenants will pay a proportional share with other units within the building 4.
- Estate Charges:** Landlord to pay with tenants to refund.
- VAT:** All fees and prices are quoted exclusive of VAT
- Costs:** Each party to pay their own.
- EPC:** Rated 'E' Valid until 22nd June 2031
- 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.
- Viewing:** By appointment only via Satchell 01462 600900

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Floor Plan



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.



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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. 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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