

To Let
Industrial Unit
with parking and yard area
About 8,700 Sq. Ft. (GIA)
£50,000 per annum.



1B Fen End,
Astwick Road, Stotfold,
Bedfordshire. SG5 4BA

Available on new lease. Industrial unit of about 8,700 Sq. Ft (GIA) with parking and yard area. Approximately 7,663 Sq. Ft. of production floor space, 4 offices, Staff kitchen/rest room, staff and customer toilets, shower room, parking to the front and open area to the rear with roller shutter door to production floor for forklift and deliveries.

In Brief:

From the ground floor front entrance corridors lead to 3 ground floor offices, customer toilets, shower room and access to the Production area and stairs to the first floor offices staff rest room and additional production area.

Ground Floor:

Office 1: Abt. 163 Sq. Ft. (16'04" x 10').

Office 2: Abt. 132 Sq. Ft. (12'06" x 10'07") Door and window to Production floor.

Office 3: Abt. 98 Sq. Ft. (8'08" x 11'04").

Customers Wc: Toilet and handwash basin

Shower room: Toilet, Wc and shower cubicle.

Production area: Abt. 3,783 Sq. Ft. (129'09" x 29'16") open plan lay out with roller shutter door to side towards the rear of the production area with personnel door to the side. Door to staff toilets with handwash basins, urinals and 2 toilet cubicles. Steel stairs leading to first floor production area.

First Floor:

Production area: Abt. 3,880 Sq. Ft. (130'10" x 29'08") Predominately open plan with void space to enable goods etc to be transported between floors of about 185 Sq. ft. (8'10 x 20'11") located towards the rear adjacent to the roller shutter door.

At the front end of the production area is door leading to a landing area providing access to a further office (4 on plan) of about 144 Sq. Ft. (9'03" x 15'8")

and Staff kitchen/rest area about 168 Sq. Ft. (11'03 x 15')

In addition, from the landing steps lead to a storage area of about 393 Sq. Ft.

Outside:

Parking to the front apron for several cars, shared drive to the side of the unit leading to an open area of about 32' x 65' which could be used as additional parking or yard area, access to roller shutter door for goods in and out.

This is an ideal unit for a small to medium size manufacturing firm, storage and distribution or similar organisation who need open plan environment.

Please note, whilst the unit is 2 we understand the first floor production space has been put in as a mezzanine style floor and we believe it could be removed to create a higher ceiling height to the production area whilst still retaining the first floor offices and staff room / kitchen.

Use: We understand that users class 'E' formerly B1 (Light industrial) use applies. Other uses would be considered by the landlord subject to the grant of change of use for which the incoming tenants would be responsible for all costs including any incurred by the landlord and landlord's agent.

Terms: Flexible terms available but we anticipate a lease in multiples of 5 or 10 years being preferable to landlord.

Rent: Paid quarterly in advance. Quarter's rent deposit required.

Rent Reviews: Upwards only rent review pattern to be agreed.

Rates & Utilities: Tenant to pay all own utility charges and the rates. The VOA web site provides a rateable value of £31,750

VAT: All fees and prices are quoted exclusive of VAT

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Head office: 49 High Street, Biggleswade, Bedfordshire, SG18 0JH.
Registered office: Unit 1b, Focus 4, Fourth Avenue, Letchworth Garden City, Hertfordshire, SG6 2TU.



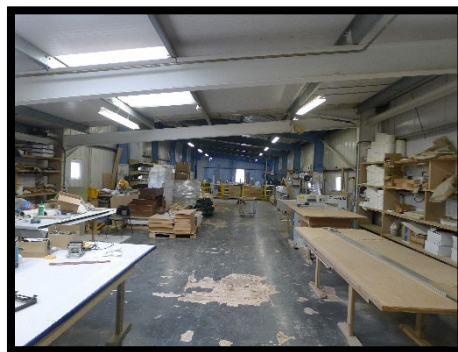
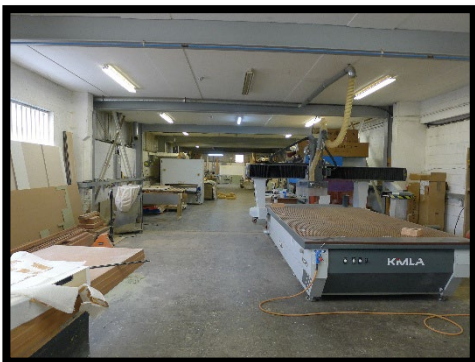
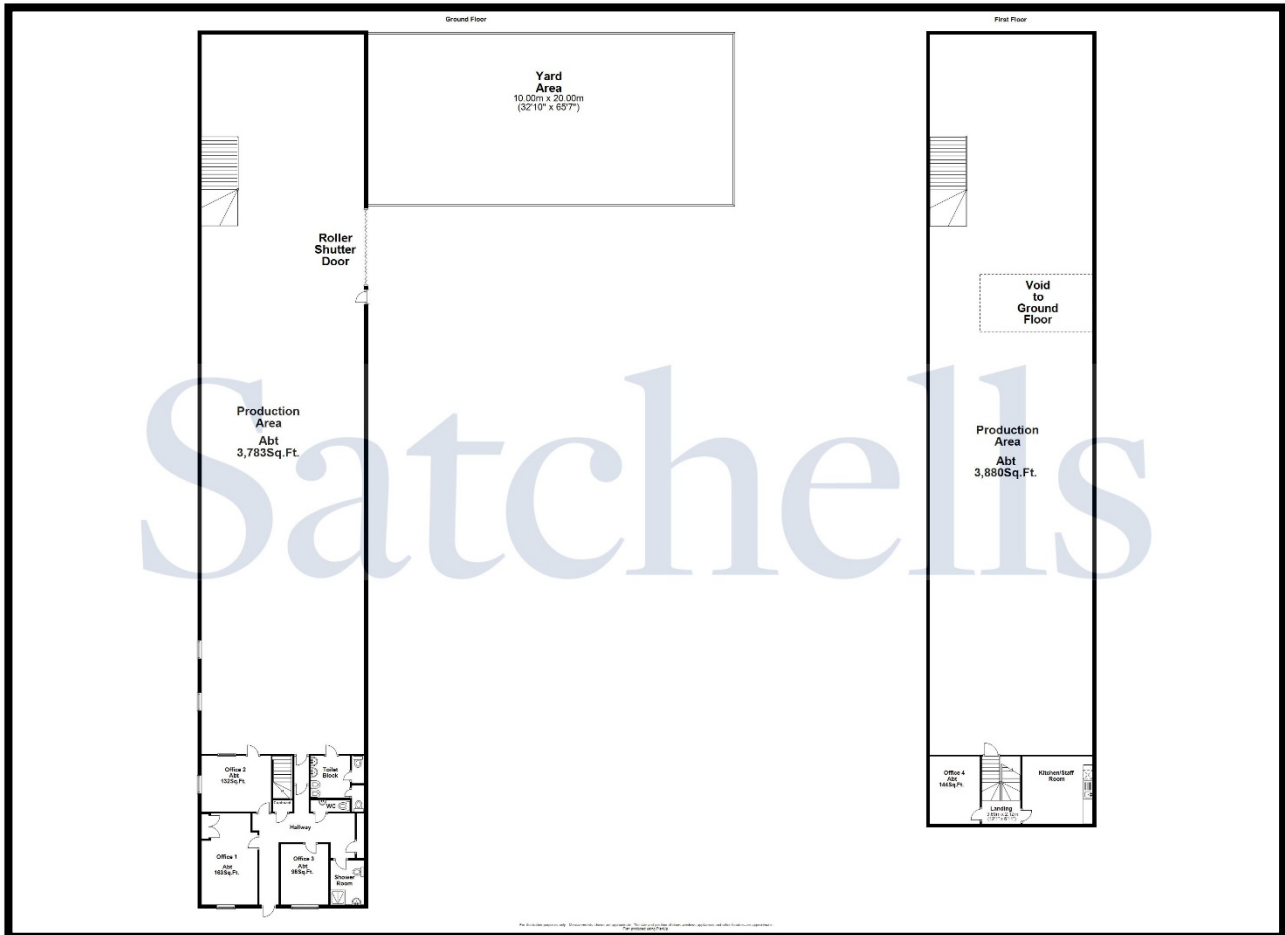
Costs: Each party to pay their own legal costs.

EPC: Rated 'D' 83 as at the 19th October 2019

Viewings: By prior appointment through Satchells, telephone 01462 600900.

Agents Notes:

Floor plan: Not to scale



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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