

To let.
Business premises
About 1,894 Sq. Ft. GIA



Venture Business Park,
Colesden, Bedfordshire. MK44 3DB.
Rent: £20,835 Per Annum
EPC: TBC

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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:

A new development of business/industrial units located within a secure gates site.

Sizes range from 1,744 Sq. Ft. for individual units to 21,074 Sq. Ft. as a combination of multiple.

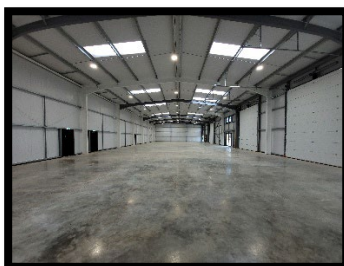
- Space:** **Unit 8** – 1,894 Sq. Ft. (Also unit 9 description)
Each unit is finished to a shell and core specification, ready for an incoming tenant to undertake its own fit-out to suit its occupational requirements. Alternatively, the Landlord is willing to undertake a fit-out of the unit on behalf of the tenant, with the scope, specification, costs and commercial terms to be agreed by negotiation. Each unit benefits from an electrically operated roller shutter door, goods and pedestrian access doors, utility connections distributed throughout the building and an electric vehicle charging point. CCTV coverage is provided externally across the main site.
- Use:** The site has planning consent for **1,800m²** of Class E(g)(ii) +E(g)(iii) and upto 2,150m² of B8 but it is advised that you make your own enquiries with the Local Planning Authority.
- Parking:** **4** Parking spaces available per unit. See site plan below.
- Terms:** Flexible terms available but we anticipate a full repairing and insuring lease in multiples of 5 years or more being preferable to Landlord.
- Rent:** Paid quarterly in advance with a rent deposit equivalent to one quarter rent required.
- Rent Reviews:** Upwards only rent review pattern to be agreed subject to length of lease taken.
- Rates & Utilities:** Tenant to pay all own utility charges and the rates. Rateable value to be confirmed on VOA website post completion.
- Responsibilities:** Tenants responsible for internal repair and decoration. Landlord responsible for external repairs to the building recharging a fair proportion of any costs incurred to the tenants.
- Insurance:** Landlord to insure the building with the tenant to refund as insurance rent.
- VAT:** All rents and rent deposits attract VAT at the prevailing rate.
- Costs:** Each party to pay their own legal costs.
- Estate Charge:** Tenants responsible for any estate's charges levied to the premises or upkeep of common areas.
- Combination Options:** Subject to availability. Unit 8 (£20,835 – 1,894 Sq. Ft. with 4 Parking spaces) + Unit 9 (£20,835 – 1,894 Sq. Ft. with 4 Parking spaces. Total - £41,700.
- Viewings:** By prior appointment through Satchells, telephone 01462 600900
- ID/AML/Referencing:** Any letting will be subject to satisfactory referencing and an ID/AML for which there is non-refundable charge payable by the proposed tenants.

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Site Plan



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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