

Station Place, Letchworth
Hertfordshire. SG6 3AQ

Satchells

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For Sale
10,376 Sq. Ft. Office building.
Investment or for own occupation



Bedford House.
Rutherford Way Stevenage,
Hertfordshire. SG1 2EF

Freehold. £2,150,000

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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 two story office building ideally located near the railway station and town centre on a dedicated business park of similar styled office buildings offering about 10,376 Sq. Ft. and parking for 36 vehicles. Green open outside space. Air-conditioning and security alarm.

In addition, the building has a lift and stair access to the first floor, IT infrastructure and coms room, toilet and kitchen facilities.

All in all, an ideal base for any firm looking to occupy the whole or part for their company or as an investment opportunity to divide and let out offices individually or as suites or by floors or as serviced offices and Hot Desking.

Tenure: Freehold.

Costs: Each party to pay their own legal fees

VAT: All prices quoted exclusive of VAT

Charges: Estate charges may apply

EPC: Rating TBC

Viewings: Strictly by appointment only via Satchells in the first instance

Agents Notes: Some offices are already let under commercial leases generating an income which the buyer would inherit.

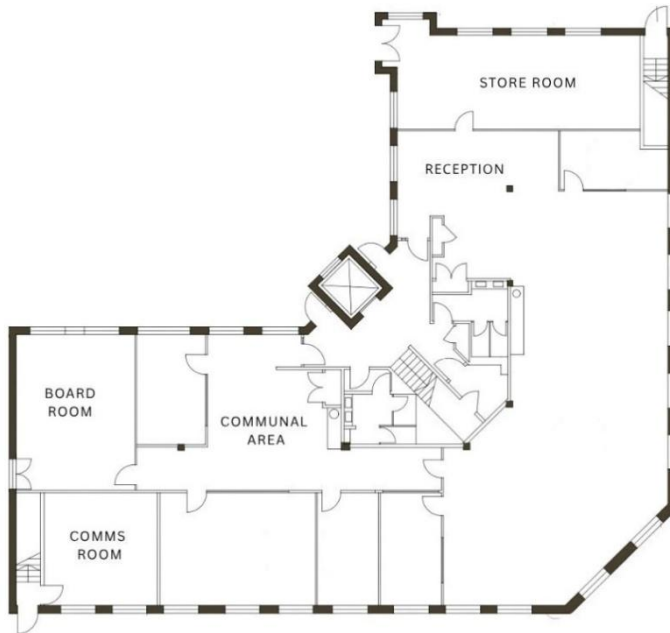


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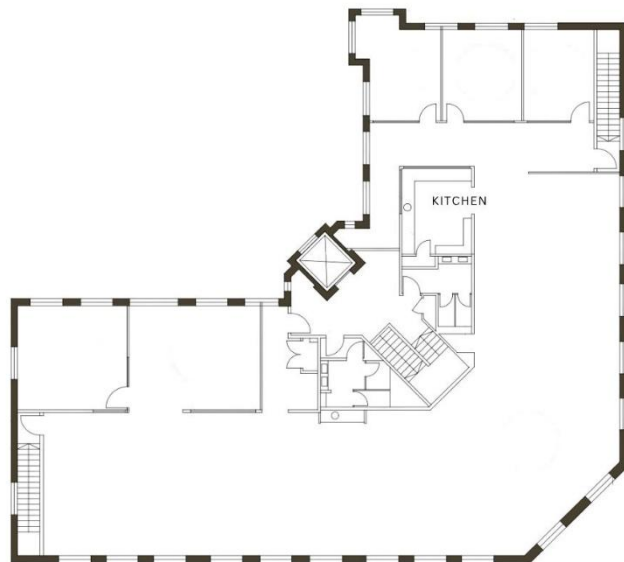
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GROUND FLOOR



FIRST FLOOR



Draft Particulars and subject to change. These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and are not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods or flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or making a decision to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and you are advised to carry out your own investigations on the state and condition of the property, structure, services, title and tenure. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from the fee they charge, these include conveyancing and financial services, surveying and removals. If you would like us to refer you to one of these services for costings, ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing. The above information has been provided to us by our clients