

Satchells

7 Brand Street Hitchin, Hertfordshire SG5 1HX

Web site: www.satchells.com E-mail: commercial@satchells.co.uk Tel: 01462 600900

Industrial/Warehouse Unit TO LET

By way of assignment of lease

About 4,995 Sq. Ft. (GIA)



**Unit 5, Aylesford Court,
Works Road, Letchworth Garden City,
Hertfordshire. SG6 1LP**



Established 1922 with offices in: Hitchin, Letchworth, Baldock, Stotfold, Shefford, Biggleswade.

Head Office: 49 High Street, Biggleswade, Bedfordshire, SG18 0JH

Directors: John Hilditch FNAEA, Heather E Hilditch, Alan Hilditch ARLA, and Derek Hilditch AICBA



Satchells is the trading name of Satchells Estate Agents Limited Registered in England & Wales 9185978 Registered office: Unit 1b, Focus 4, Fourth Avenue, Letchworth, Hertfordshire. SG6 2TU

Due to expansion of the current tenant's business this modern industrial /warehouse unit available to let by way of assignment of existing lease.

The unit forms part of a small development of similar business units on a small trading estate in the heart of the business/industrial district of this popular Garden City Town.

Ground Floor:

Warehouse production area of about 3,745 Sq. Ft.

Office and ancillary space of about 625 Sq. Ft.

First Floor:

About 625 Sq. Ft of office space

Outside:

Parking for about 10 vehicles. Landscaped environment

Features:

Open plan warehouse/production area

Roller shutter door to warehouse

Staff toilets

Customer reception area

Customer toilets

Trade counter/office space

Kitchen

Terms: Available by way off assignment of existing lease. Landlords may consider a surrender and new lease subject to terms being agreed.

Rent: £40,000 per annum

Rates & Utilities: Tenant to pay all own utility charges and the rates. The VOA web site provides a rateable value of £33,088

VAT: All fees and prices are quoted exclusive of VAT

Costs: Each party to pay their own legal costs.

EPC: We understand when the property was initially let the EPC rating was 'B'

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



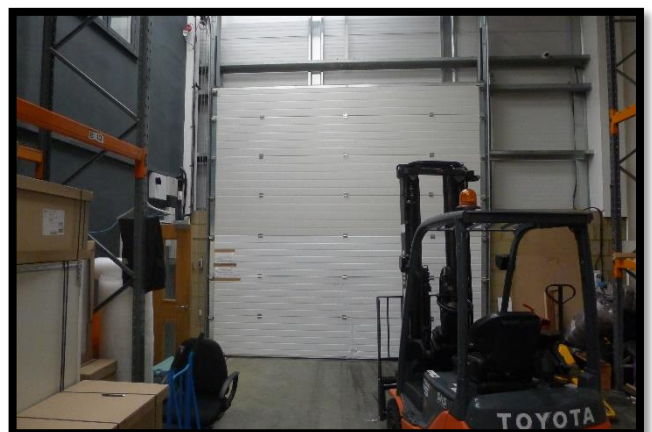
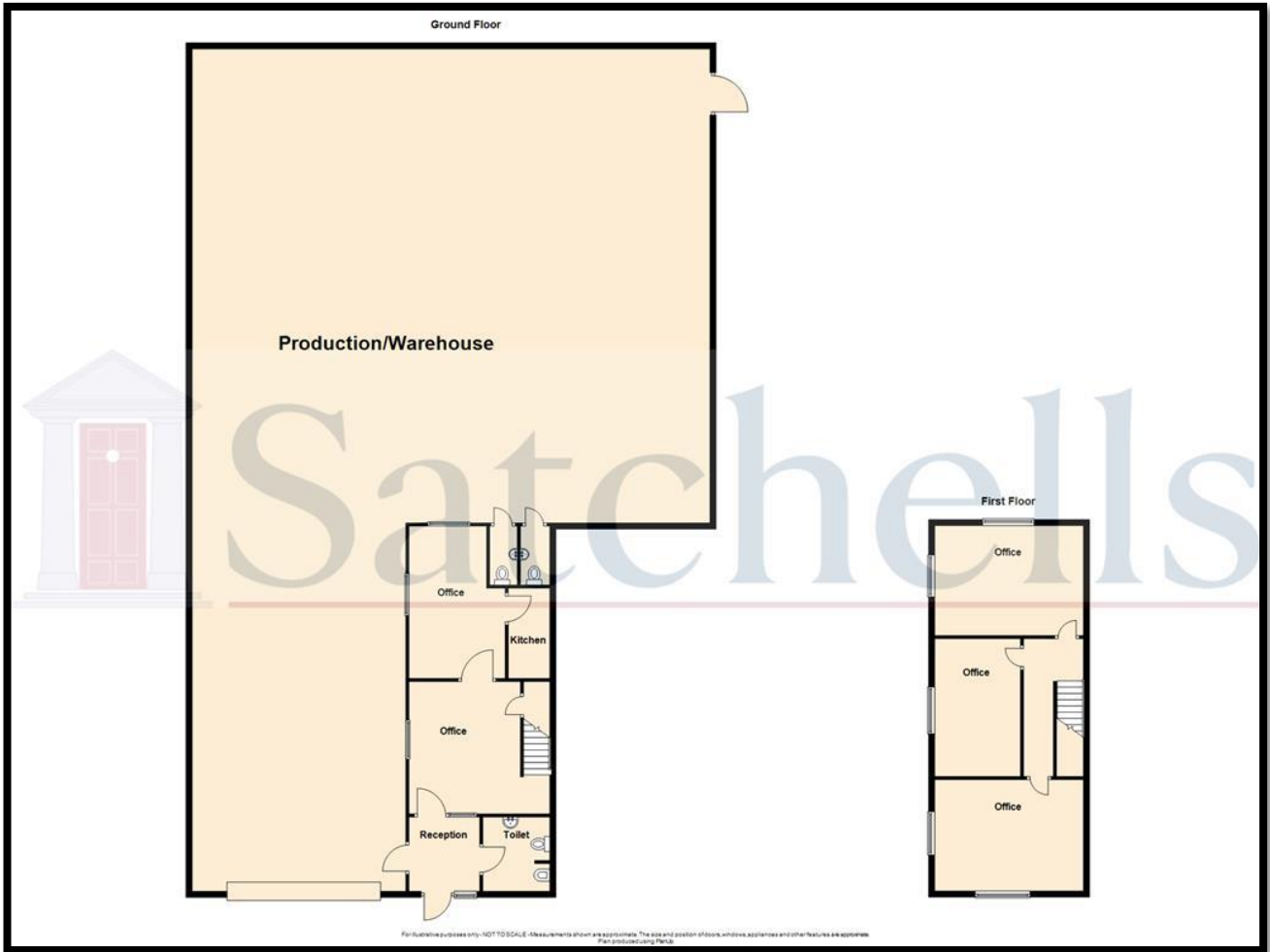
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Floorplan and photos:



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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