

To Let.

Business Premises.

**About 912 Sq. Ft. Office suite with potential
to add up to about 2,000 Sq. Ft. storage /
industrial space**



**Suite 1, First Floor,
Unit 2, The Orbital Centre,
Ickniel Way, Letchworth,
Hertfordshire, SG6 1ET.**

Unrivalled in property since 1922

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.



Rent. From. £10,000 Per annum.

- In Brief:** A self-contained suite of offices located within a development of modern industrial units in the business district of Letchworth. Ground floor main entrance with toilet and storage cupboard leads by stairs to the first floor reception area. The first floor consists of 2 open plan offices with access to kitchen and toilet facilities.
- Additional Space:** Subject to terms being agreed there is opportunity to also lease up to 2,000 Sq. Ft. of industrial/warehouse space which can be separately accessed by roller shutter door to the front.
- Parking:** 4 allocated parking bays to the front of the building.
- Use:** Professional office use only if offices taken on their own.
- Terms:** Flexible terms available but we anticipate a lease drawn up in line with the superior landlords lease and any sub leases on the building.in multiples of 3 to 5 years on internal repairing and insuring terms.
- Rent:** Paid quarterly in advance. Rent deposit required equivalent to a quarter's rent.
- Rent Reviews:** To be agreed subject to the term of the lease.
- Rates & Utilities:** Unless separately metred the tenant will be required to pay a contribution to the costs of utilities and rates proportional to the space taken within the building. Alternatively the Landlord may agree an all-inclusive rent subject to a fair use policy.
- Security:** The site is locked and unlocked by an external security company with bollards securing the site and visited and during the night by a security firm who make external checks made of the units and site. During the day, an automated barrier is used to control entry and exit to the site. Subject to terms being agreed the security timings can be adjusted to suite the tenants need. The site also has 24hr CCTV coverage which the new tenant will be provided access to.
- Insurance:** the landlord to insure the building and charge back as insurance rent prorate of the space taken of the whole building.
- Repairs:** Tenant responsible for all internal repairs and decoration to the demises of space taken. Landlord to maintain and repair external fixtures, and fittings, shared areas and external parts of the property and grounds and charge back under a service charge sinking fund provision.
- VAT:** All fees and prices are quoted exclusive of VAT. If VAT is applicable to the rent it will also apply to the rent deposit.

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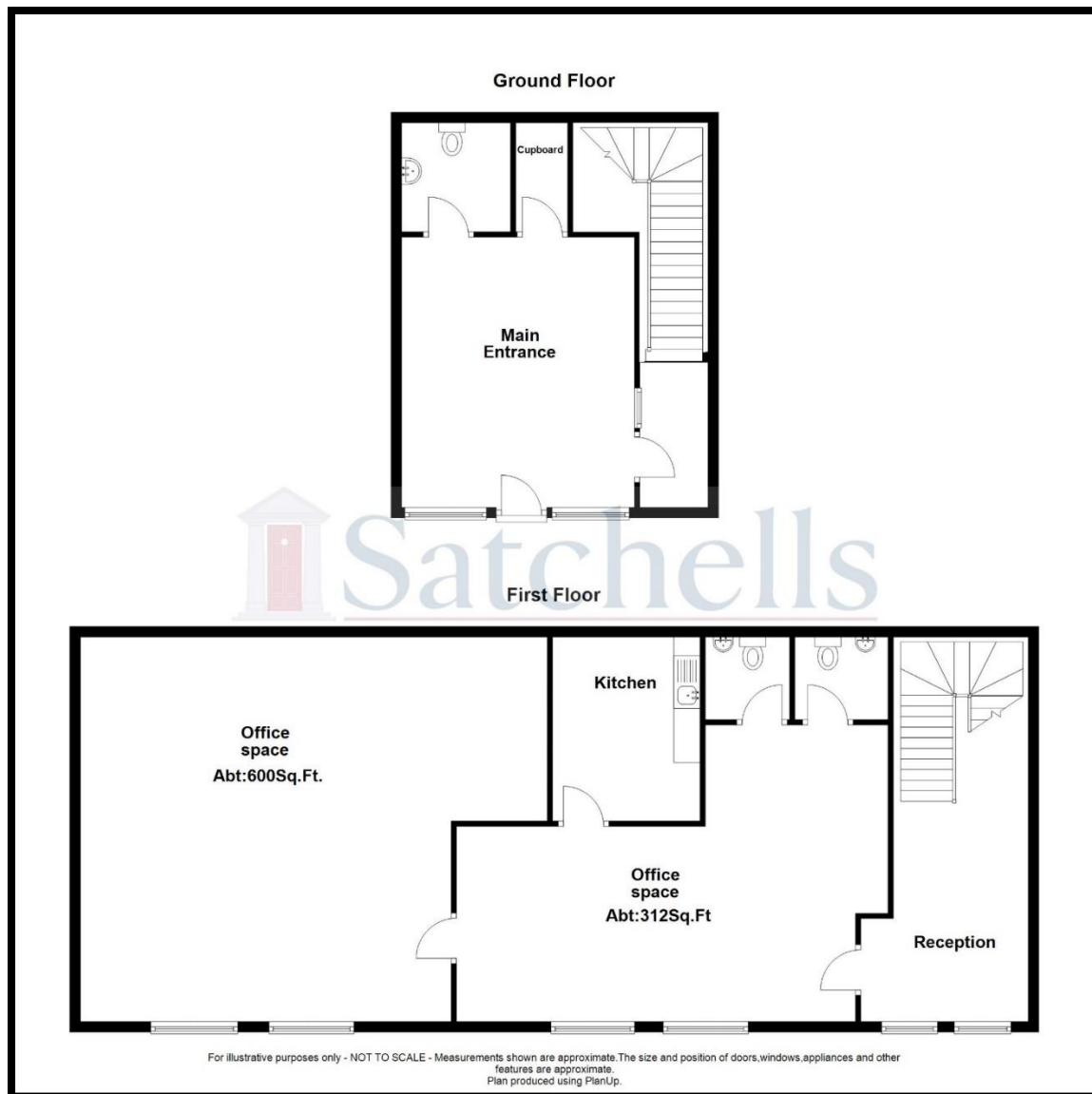


Costs: Each party to pay their own legal costs.
EPC: Rated 'C' 68 valid until 6th October 2031.
Viewings: By prior appointment through Satchells, telephone 01462 600900.

Agents Notes: The landlord is willing to negotiate any changes to the layout of the offices on the basis of the requirements of the potential tenants and subject to lease terms. Subject to availability the offices could be let in conjunction with other offices suites within the buildings they own on site and some further warehouse space may be available.

Referencing: Any 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.

Floorplan:



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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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