

For Sale Investment opportunity



Unit P1-P3 Watermill Industrial Estate Aspenden Road, Buntingford. SG9 9JS Guide Price £900,000 Freehold

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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.



2 Story building with 2 Industrial units on the Ground floor and offices on the first floor let on leases and licences with Parking.

In Brief: In total. About 3,3404 Sq. Ft. (GIZA) over 2 floors. Car parking to the yard at the front.

The ground floor provides 2 industrial units about 794 Sq. Ft. (GIA) each with own kitchen and toilet facilities and roller shutter doors. Both let on leases. Tenants paying their own electric via electric meters and contribution to the water bills.

The first floor is divided into 11 offices between 80/100/120 Sq. Ft. each let on rolling licences. Each with window, and heating and suitable for 1- or 2-persons workspaces accessible 24 hours a day 7 days a week. Two kitchens and toilets on a shared use basis. Tenants paying a share of the electric and water bills and service charge.

All in all, an investment opportunity providing flexible working space which includes is easy to manage by way of leases and licences which when fully let would currently generate a gross income of about £60,000 per annum.

Potential to expand by way of lapsed planning permission to build additional offices of about 1,600 Sq. Ft.

For further details and schedules of licences and leases please contact Satchells commercial department

EPC: TBC

VAT: All prices quoted exclusive of VAT

Viewing: by appointment in the first instance via Satchells.

AML/ID: As agents, we are legally required to verify the identity of all individuals and companies, along with their sources of finance, for any sale, purchase, lease, or licence arranged through us. All clients will be required to complete an ID/AML/Sanctions check via our third-party provider. Costs range from £60–£150 plus VAT per property, depending on the client and company structure involved.

Draft particulars 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 a purchase or lease.

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