

# Satchells

Station Place, Letchworth  
Hertfordshire. SG6 3AQ

01462 600900  
commercial@satchells.co.uk  
satchells.com

## Horizon House Business Centre. London Road Industrial Estate. Baldock, Hertfordshire. SG7 6NG



**Business, workshop, and storage space available as individual rooms or by combination of rooms.**

**Sizes from 45 Sq. Ft. to 600 Sq. Ft  
All-inclusive rents.**

**Room: 533F – 186 Sq. Ft**

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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:

Various sizes of rooms available for business use, workshops, offices, studios and storage available in this divided industrial building over 4 floors located on the popular London Road Industrial Estate Baldock, with good access to the town, and major road networks. The majority of rooms are within the main building which is accessible by stairs to all floors and a cargo lift to the rear. Outside behind the main building is a block of additional rooms in a courtyard style setting.

The facilities available and services available are. Parking on Site. Use of landlords Superfast Broadband. Secure Key coded locks on all doors. 24 Hrs, 7 days a week access. Central heating. Communal kitchen and toilet facilities.

**Room:** **533F.** A single room of about **186 Sq. Ft.** located on the **third floor** with easy access from the main staircase and rear loading bay area and cargo lift.

**Rent:** **£3,720 Per Annum**

**Use:** Ideally suited to any new or established business looking for either single or multiple rooms to use as offices, workshops, or storage.

**Terms:** 3 year leases available. (subject to satisfactory references and use)  
All-inclusive rents paid quarterly in advance with a quarters rent deposit held.

**Rates & Utilities:** Included in the rents (subject to fair use policy)

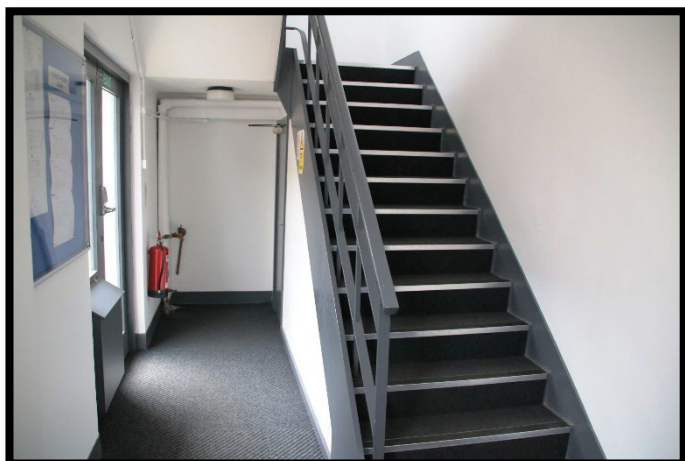
**VAT:** Not applicable

**Costs:** These need not be high. The landlord has their own lease template which upon agreeing terms will be drafted up and once satisfactory reference have been secured the lease and declaration signed and the lease commence. Lease set up fees and referencing fees apply to the proposed tenants.

**EPC:** The building has been assessed as a whole and is rated 'E'.  
Valid until 30<sup>th</sup> March 2030

**Rooms:** Please see the plans below for an indicative layout of each floor and room sizes which may suite your requirements. Subject to availability we can then arrange for you to view.

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

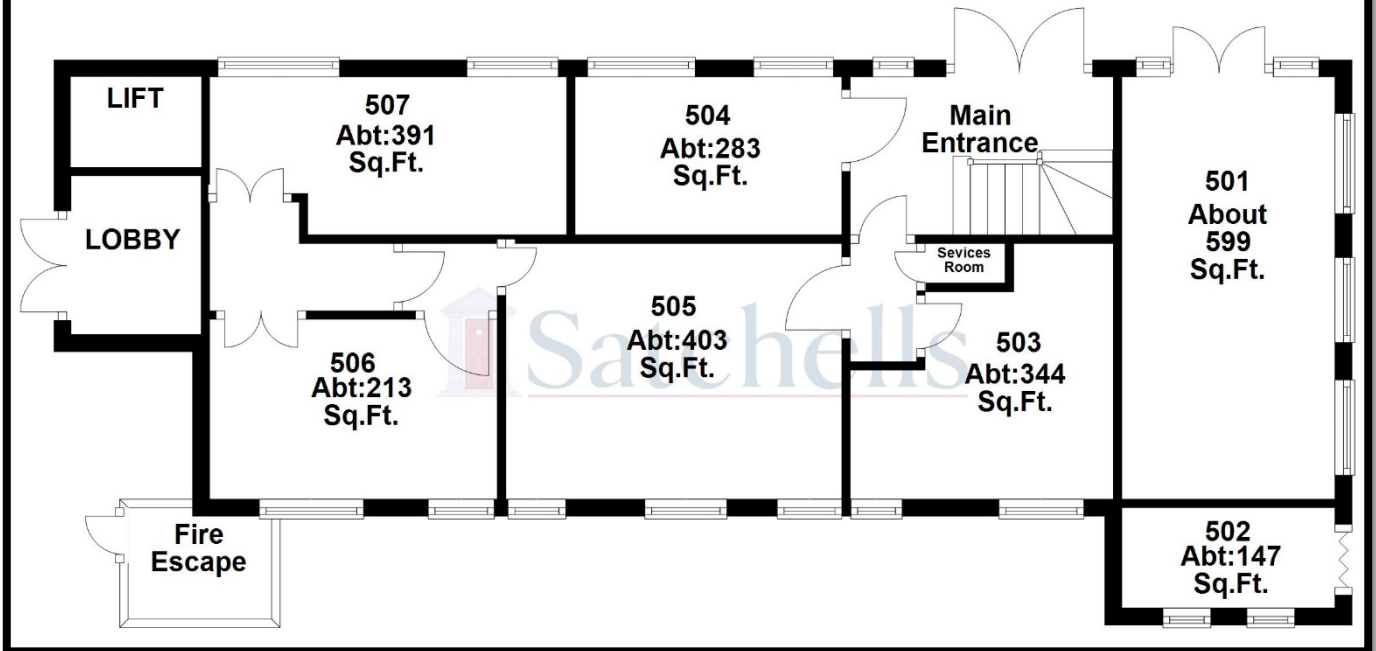


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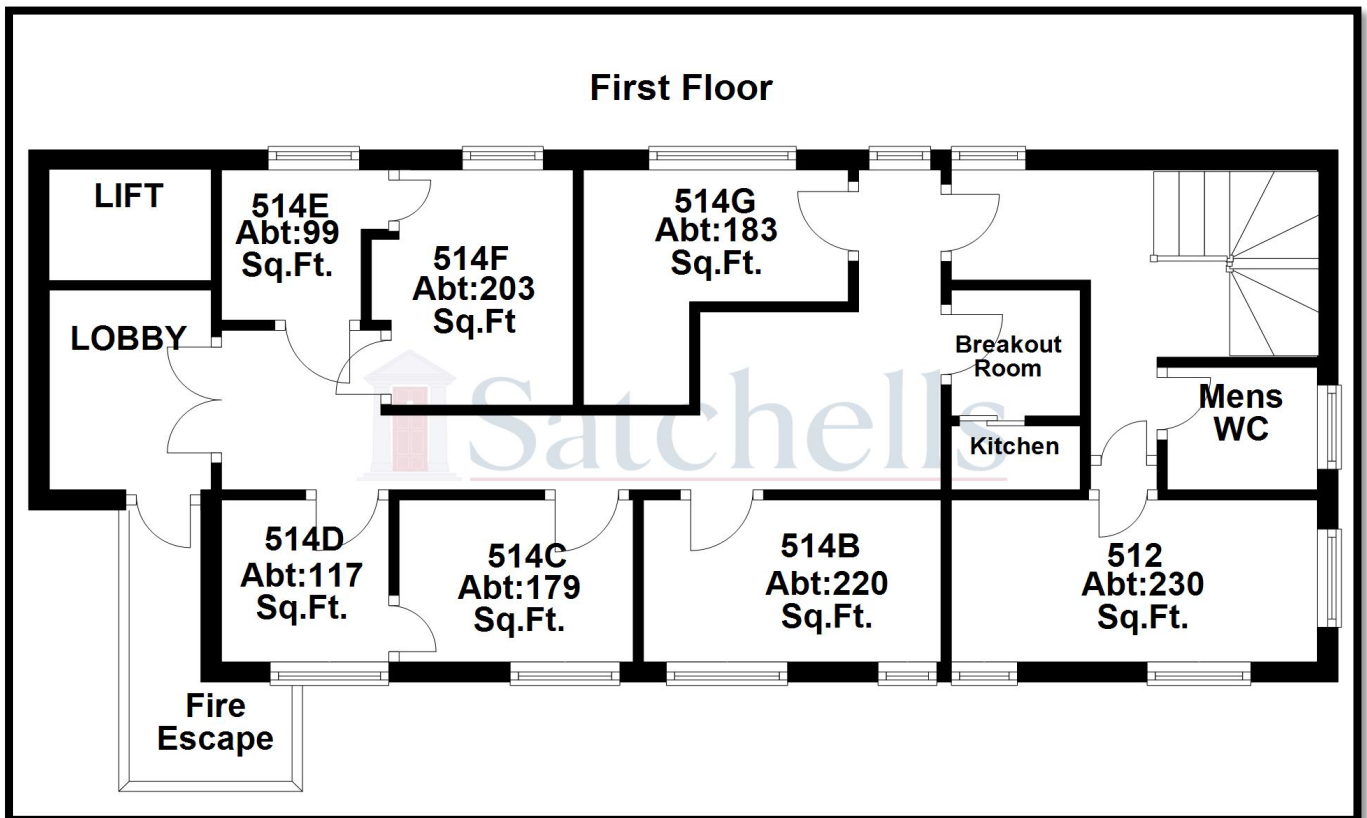
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### Ground Floor



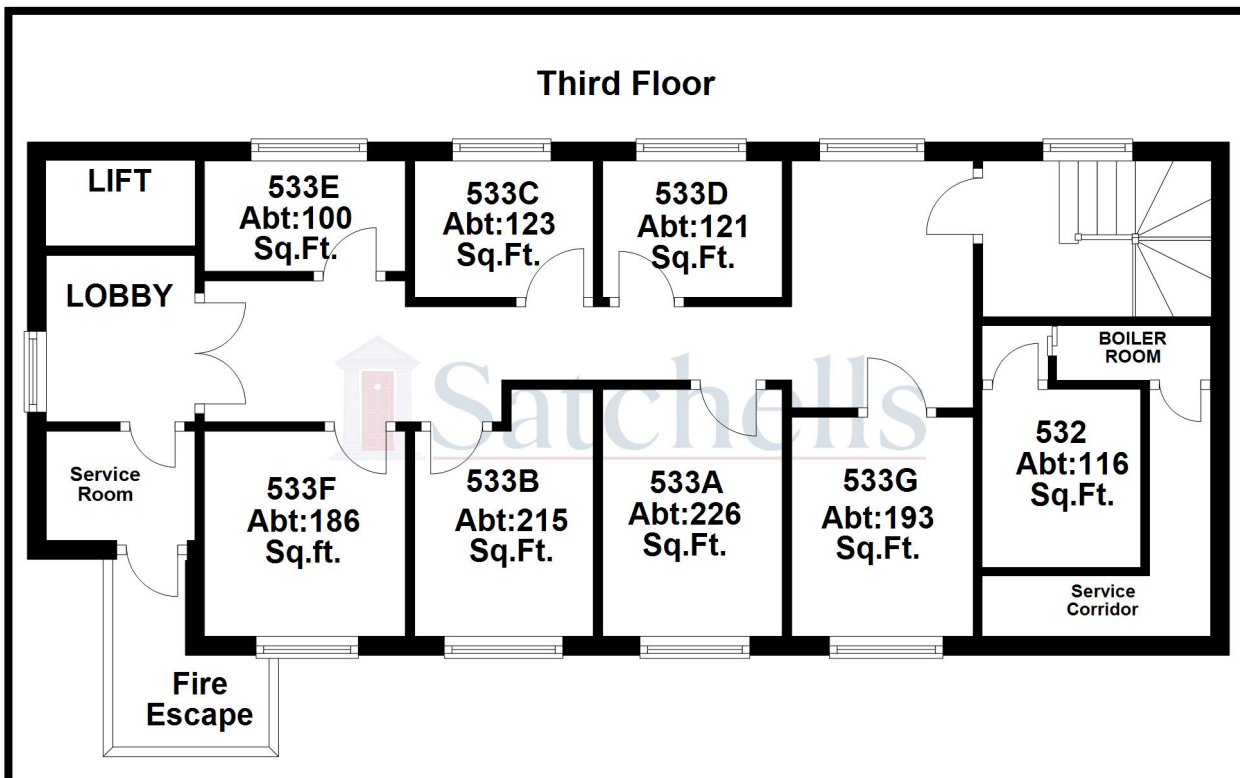
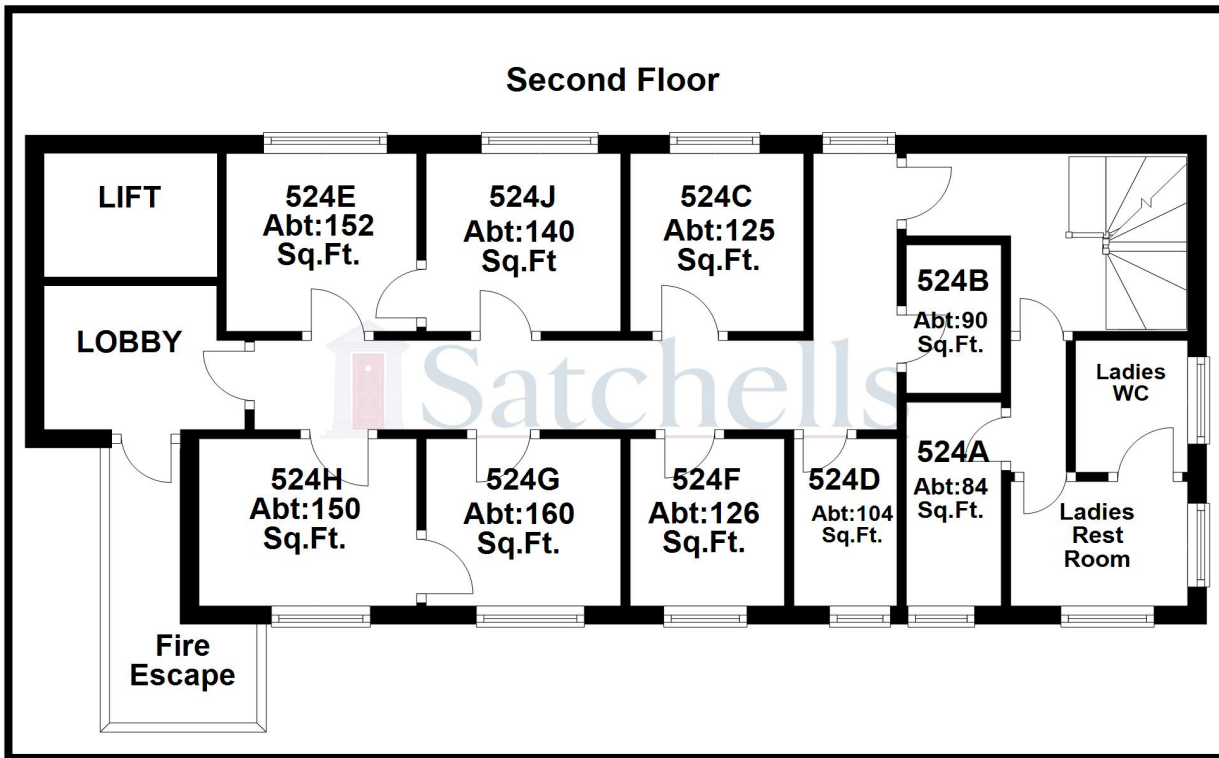
### First Floor



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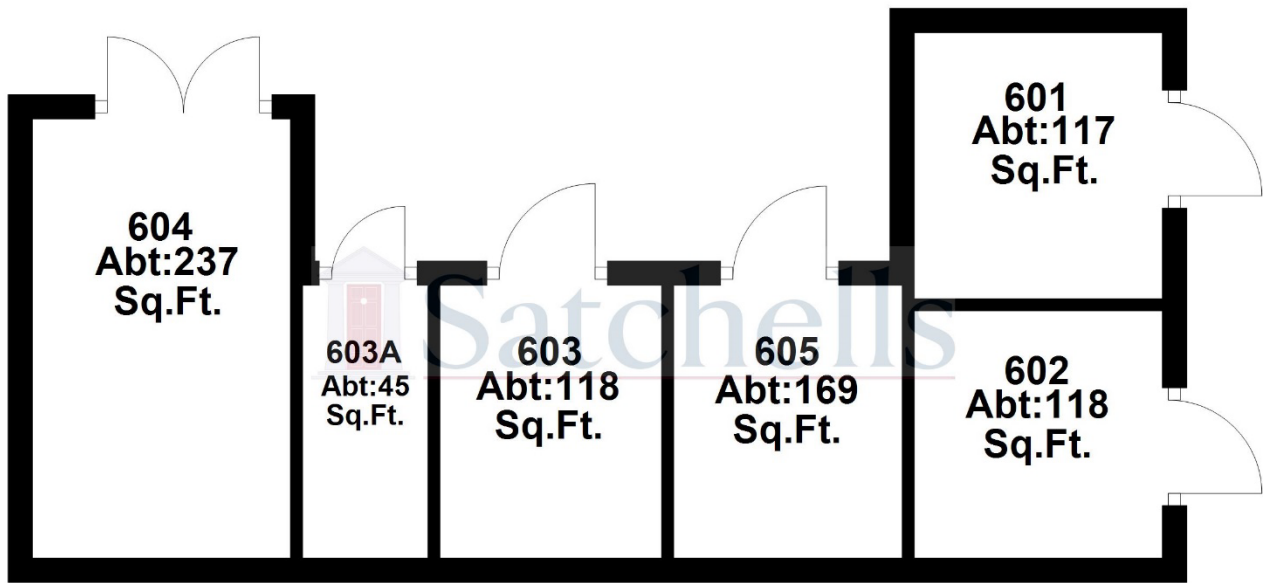


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## Outbuilding



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.



### Draft details 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. The images shown are examples of the rooms and may not be of the room taken. The floor plans are not to scale and for identification purposes only.*

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