

Attractive Rural Business Unit

Barn 7, New Inn Farm, Sand Lane, Silsoe, Bedfordshire, MK45 7QU

TO LET/FOR SALE

3,413 SqFt (317.41 m²)



LOCATION

New Inn Farm is an attractive business development located on Sand Lane between Silsoe and Barton-Le-Clay. The development is rurally set whilst maintaining good access to local towns and road links – most notably the M1 motorway via the A6 between Bedford and Luton.

DESCRIPTION

Barn 7 is newly constructed and has been finished to a white box condition, ready for occupiers to fit out to their specification. The property benefits from the following:

- Ground floor = 2,425 sqft.
- First floor = 988 sqft.
- GIA = 3,413 sqft.
- Up and over shutter door.
- LED lighting.
- Kitchenette.
- 2x w/c and shower rooms.
- Front, side and rear pedestrian access doors.
- Forecourt parking.

TERMS

TO LET: Available to lease for a term to be agreed at **£51,195** per annum exclusive.

FOR SALE: Available for purchase upon a freehold basis for **£750,000**.

RATEABLE VALUE

The Rateable Value of this property is to be confirmed.

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable.

VIEWING

For further information or an appointment to view, please contact letting agency S.R. Wood & Son Ltd.

www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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