

# THE CORN BARN

Office Suites TO LET

**S.R. Wood & Son**

Est. 1981

**01462 542 760**

[www.srwood.co.uk](http://www.srwood.co.uk)



The Corn Barn, Upton End Farm Business Park, Meppershall Road, Shillington, Hitchin, Hertfordshire, SG5 3PF



## **KEY FEATURES:**

- Character Property
- Village Setting
- 8 Allocated Parking Spaces
- Well Maintained

## **ACCOMMODATION:**

**1,850 SqFt**  
**(171.87 m<sup>2</sup>)**

## **VIDEO-TOUR:**

A comprehensive video-tour of this property is available to watch [here](#).

## LOCATION:

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The Corn Barn has a rural setting at the Upton End Farm Business Park in the village of Shillington, which is located inside the Bedfordshire border with the Hertfordshire Chiltern Hills to the north east, an area of outstanding natural beauty.

The Upton End Farm Business Park consists of a series of barns which have been converted to modern commercial premises, retaining some original features – most notably the exposed timber beams.

- **Hitchin** = 4 miles
- **Luton** = 6 miles
- **A6 (to Bedford & Luton)** = 3 miles
- **A1(M) J9** = 7 miles
- **M1 J12** = 7.3 miles

## DESCRIPTION:

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The Corn Barn lends itself to be used as two separate office suites, or as a whole by making use of a communal hallway and independent entrance points. Off the corridor are W/C provisions and a kitchenette facility.

The property is of timber construction with wooden clad elevations and has a pitched tiled roof.

There are a total of 8 parking spaces, 4 of which are within the courtyard to the front of the Corn Barn and the other 4 located to the rear.

### SUITE 1:

- **950 sqft (88.26 m<sup>2</sup>)**
- Double height ceiling
- Mezzanine office and storage
- Glass facade entrance
- Glass partitions
- Carpeted floor
- Air conditioning units
- Radiator heating

### SUITE 2:

- **900 sqft (83.61 m<sup>2</sup>)**
- Double height ceiling
- Mezzanine office and storage
- Glass partitions
- Carpeted floor
- Air conditioning units
- Radiator heating

## TERMS:

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- **SUITE 1:** Available To Let for **£17,250** per annum exclusive, for a term to be agreed.
- **SUITE 2:** Under Offer.

**Estate Service Charge:** For the upkeep of the communal parts of the estate, there is an annual service charge equating to approximately £1,364.

## RATEABLE VALUE:

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The Rateable Values for this property are as follows (please note these are not the rates payable).

- **Suite 1** = £12,250
- **Suite 2** = £13,000

## LEGAL COSTS:

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Each party are to bear their own costs.

## VAT:

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Plus VAT at the appropriate rate, if applicable.



Communal Hallway



Suite 1



Suite 1



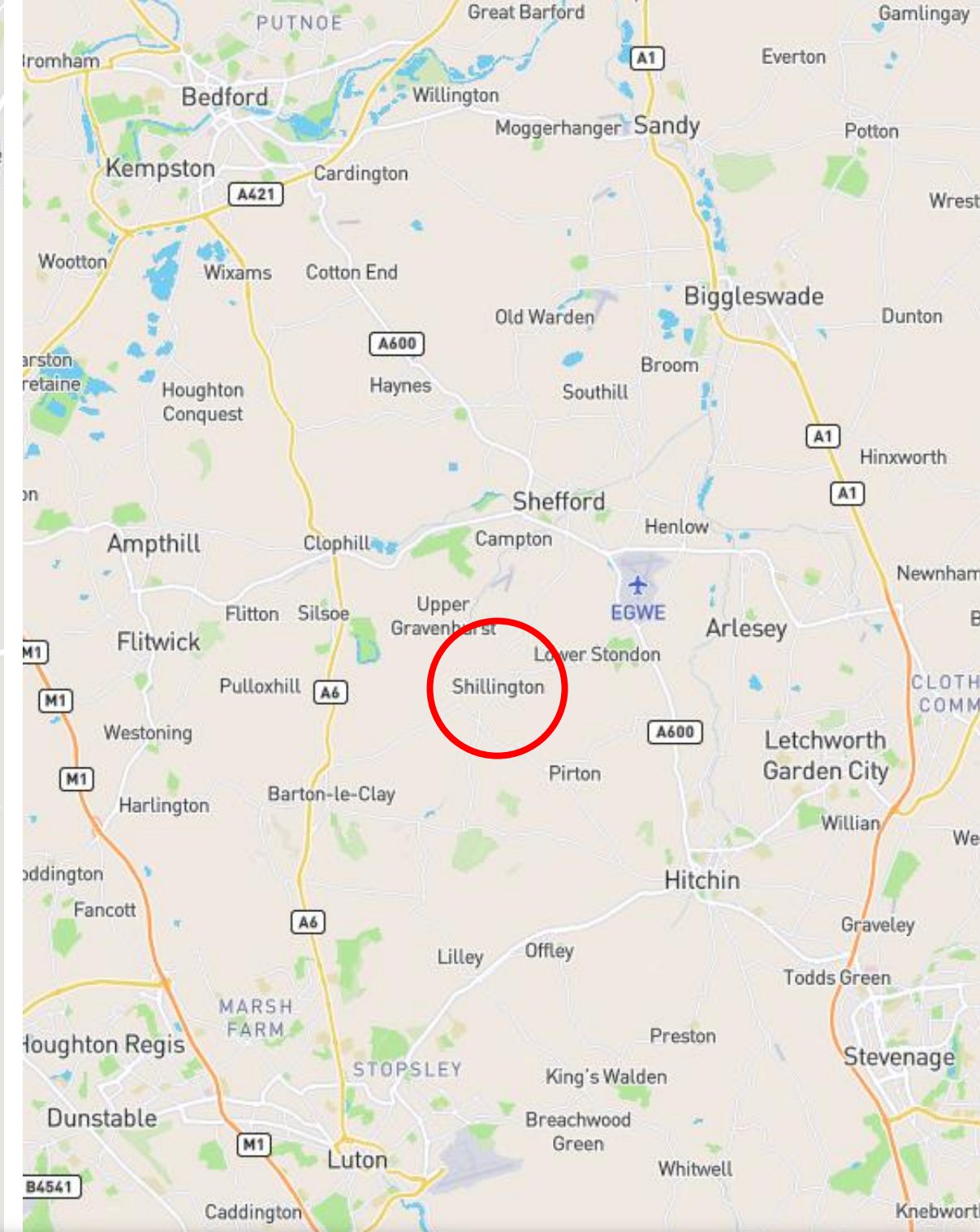
Suite 2



Suite 2



Suite 2





## **VIEWING:**

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INDEPENDENT SPECIALISTS IN COMMERCIAL REAL ESTATE SINCE 1981

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