

Attractive Rural Business Unit

Barn 1, New Inn Farm, Sand Lane, Silsoe, Bedfordshire, MK45 7QU

TO LET

1,802 SqFt (167.44 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

The barn-style property offers office and stores across ground and first floor. It benefits from the following:

- Carpet tiled flooring.
- LED lighting.
- Air-conditioning.
- Twin W/C (one disabled).
- Kitchenette.
- Velux windows.

TERMS

The property is available upon a new Full Repairing & Insuring (FR&I) lease, for a term to be agreed at **£27,035** per annum exclusive.

In addition to the rent, there is a service charge for the maintenance and repair of the communal parts of the development, which equates to circa £2,700 pa.

RATEABLE VALUE

The Rateable Value of this property as of 01 April 2023 is £18,500 (please note this is not the rates payable). Further information is available at www.tax.service.gov.uk

LEGAL COSTS

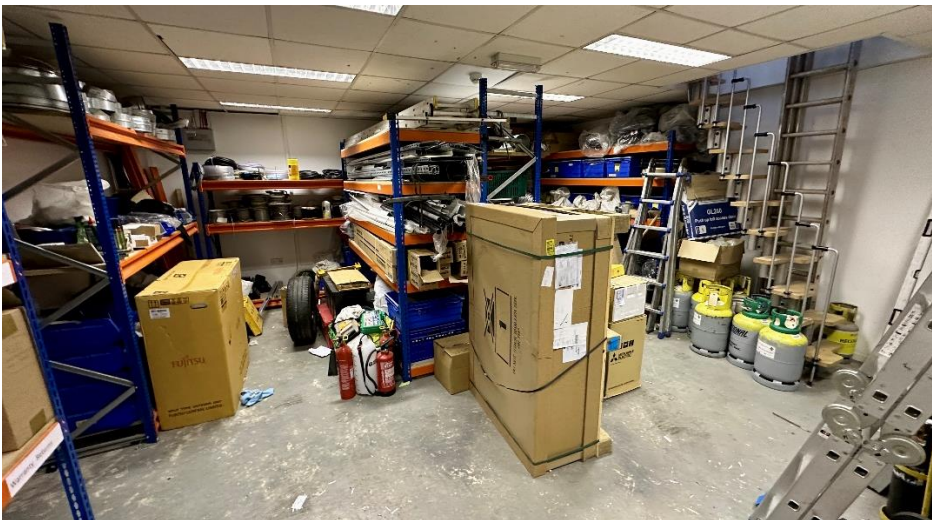
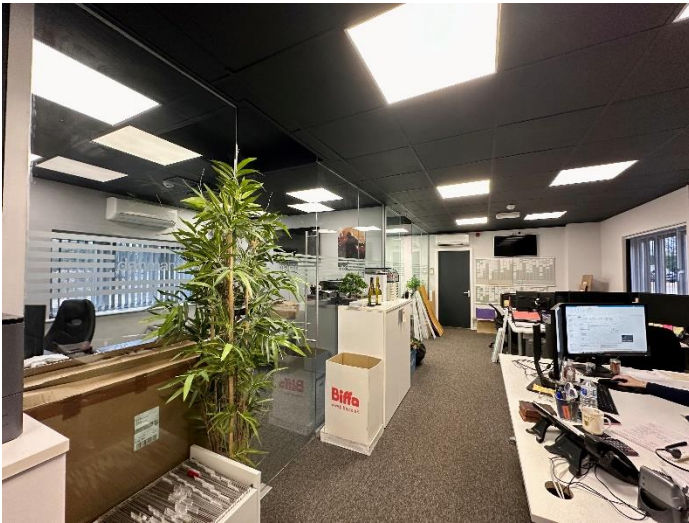
Each party to bear their own legal and professional costs.

VAT

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

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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