



8A SHEFFORD INDUSTRIAL ESTATE

Old Bridge Way
Shefford
Bedfordshire
SG17 5HQ



TO LET.

INDUSTRIAL/WAREHOUSE UNIT

3,124 sq ft (290 sq m)



T: 01438 316655

www.brownandlee.com

Location:

Shefford is located on the A507 Baldock to Ampthill Road at a point where it crosses the A600 approximately midway between Hitchin and Bedford. Access to junction 10 of the A1(M) is approximately 7.5 miles to the east with junction 13 of the M1 approximately 15 miles to the west.

Description:

Shefford Industrial Estate is a modern development comprising principally of industrial and warehouse units arranged in terraces. The units are constructed of a steel portal frame with brick elevations and profiled steel cladding.

Accommodation:

The property is located at the end of a terrace in a prominent location. It has an enclosed yard area and benefits from 2 loading doors.

Ground Floor

Warehouse	1,895 sq ft	176 sq m
Office/reception	614 sq ft	57 sq m

First Floor

Offices	614 sq ft	57 sq m
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Total

Total gross internal area	3,124 sq ft	290 sq m
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Features

- Three phase power supply
- WC facility
- Forecourt parking and loading
- First Floor offices

Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

Rental

£34,500 per annum, exclusive.

Service Charge

The cost of the service charge for the current period is circa £500 per annum, exclusive of VAT.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £24,750. The UBR for 2023/24 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request. Certificate number 4345 1923 3059 9951 3737 – C 57.

VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.



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Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

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