

10C SHEFFORD INDUSTRIAL ESTATE



Old Bridge Way
Shefford
Bedfordshire
SG17 5HQ



TO LET.

INDUSTRIAL / WAREHOUSE UNIT WITH SECURE YARD

1,286 SQ FT (119.5 SQ M)



For further information please contact: Viv Spearing

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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 of a steel portal frame construction with brick elevation and profile sheet cladding above. The pitched roofs are clad and incorporate translucent panels while the floor are concrete.

Accommodation

The ground floor accommodation provides mainly open plan with a small office area. The parking area has been enclosed and creates a secure yard area. The approximate gross internal floor area:

Industrial Unit	1286 sq ft	119.5 sq m
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Features

- Three phase electricity.
- Gas supply.
- Lighting, power, and plumbing.
- Maximum eaves height approximately 15' / 4.57 metres.
- Steel up and over door approximately 10' high (3.04 metres) x 10' wide (3.04 metres).
- Natural lighting.
- Secure yard with forecourt parking for 3-4 cars.
- Security bars to windows and door.
- Toilet facilities.
- Office area.

Tenure

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

Rental

£15,950 per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £10,000. 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. The current asset rating is D-90. Certificate no: 0470-0931-7349-0921-3006.

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.

