BROWN &LEE
Property Consultants

UNIT 13D SHEFFORD INDUSTRIAL ESTATE

Shefford
Bedfordshire
SG17 5HQ

FOR SALE.

INDUSTRIAL/WAREHOUSE UNIT WITH FIRST FLOOR OFFICES

4,869 SQ FT (452.3 SQ M)

For further information please contact: Christie Bays

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Location

Shefford is located on the A507 Baldock to Ampthill road at the 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 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 subject property is located at the end of a terrace and benefits from ample parking and loading.

Accommodation

The property is laid out as production/storage to the ground floor and offices to the first floor.

The approximate gross internal areas are as follows:

Ground Floor	2,522 sq ft	234 sq m
First Floor Offices	2,347 sq ft	218 sq m
Kitchen facility	14 sq ft	1.3 sq m

Total

Total	4,869 sq ft	452.3 sq m

Features

- Three phase power
- 2 x WC facilities to ground floor, one WC to first floor
- Gas supply
- Gas central heating to both floors
- Security bars to windows
- Alarmed
- Up and over roller shutter door 3.3m wide x 4.1m high (10' 8" x 13' 4")
- Forecourt parking and loading
- Maximum height 5.9m (19' 3")
- Air conditioning/heating via air source heat pumps

Price

The property is available £575,000 Freehold.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable value is £28,750. The UBR 2025/26 is 55.5p 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.

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.

Money Laundering Regulations

Brown & Lee Chartered Surveyors are registered with HMRC for money laundering purposes. Registration is a legal requirement to sell property. Intending purchasers will be asked to provide identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

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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.