

# TO LET / FOR SALE



Barn 7  
New Inn Farm  
Silsoe  
Bedfordshire,  
MK45 4QU

- High quality character business units.
- Sealed concrete floors to warehouse accommodation.
- Roller shutter access

## Location

An attractive rural business development, located between Barton-le-Clay and Silsoe, comprising of 5 tenanted barns plus two heading towards development completion (one of which is under offer) and with a further two consented barns to be developed.

Located off Sand Lane, Barton Road within close proximity to its junction with the A6.

Flitwick, Luton and Ampthill are easily accessible with M1 access via J11a or 12.

## Description

An attractive rural business development, located between Barton-le-Clay and Silsoe, comprising of 5 tenanted barns plus two awaiting completion with a further two consented barns to be developed. The estate is located off Sand Lane, Barton Road within close proximity to the A6 junction. Flitwick is approx 3.5 miles to the west and Luton is 4.6 miles to the south whilst J12 of the M1 is 6 miles and J11a, 7.7 miles.

## Terms

To Let: £51,195 per annum

For Sale: £750,000 For the freehold

Service Charge: approx. £4,266 per annum excl.

VAT: Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Business Rates

Rateable value: TBC

The current multiplier for 2021/22 49.9p payable

Interested parties are advised to contact the relevant local authority

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## Accommodation

The barn is structurally complete, awaiting finishing to include shell specification fit out. They can provide either office or industrial use, or a mixture of both.

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Ground	2425	225.28
First	988	91.79
<b>Total</b>	<b>3413</b>	<b>317.07</b>

Areas quoted are approximate and should not be held as 100% accurate.

## EPC

TBC

## Viewings

For further details please contact;

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