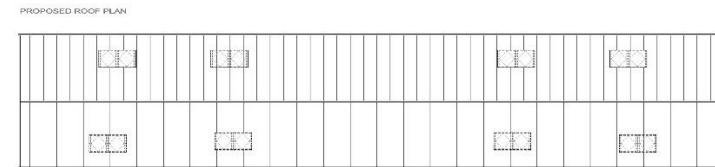
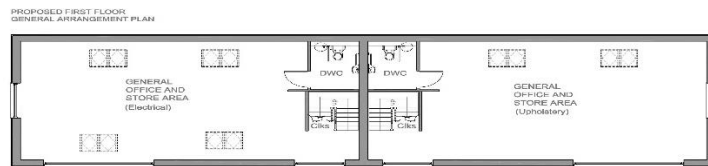
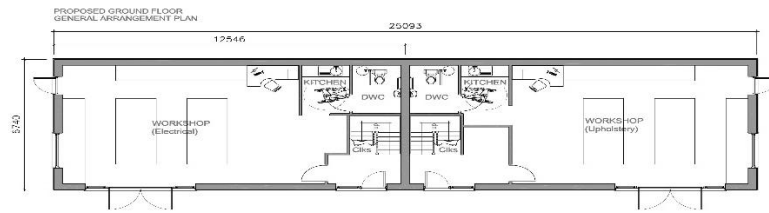


TO LET FOR SALE



IN	
Plot No.	L-04
Client	1/1/00
Drawn	1/1/00
Checked	1/1/00
Scale	1/100
Tel: 01582 883428	

Barn 8
New Inn Farm
Silsoe
Bedfordshire,
MK45 4QU

- Design & build opportunity
- Up to 4,200 sq ft
- Office / Industrial use

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.

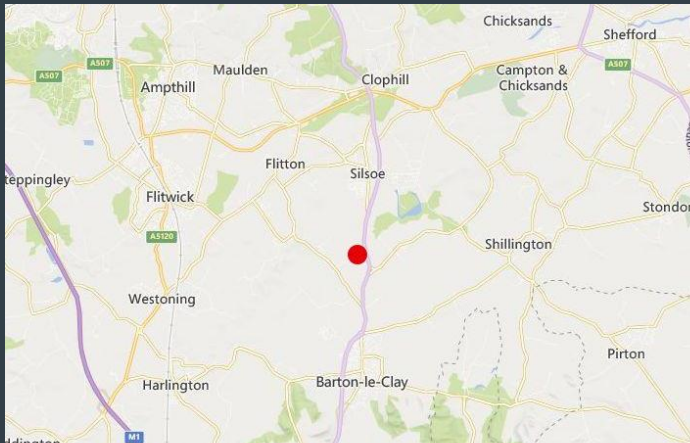
Flitwick, Luton and Ampthill are easily accessible with M1 access via J11a or 12.

Description

An attractive rural business development, located between Barton-le-Clay and Silsoe, comprising of 5 tenanted barns. 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.

EPC

TBC



Accommodation

The barn has outlined consent for up to 4,200 sq ft and is available on a build to spec basis.

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

Accommodation	Sq Ft	Sq M
Total	4,200	390

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

Terms

To Let: £63,000 per annum

For Sale: £945,000 For the freehold

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

Viewings

For further details please contact;

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Courtney Cummins

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courtney.cummins@kirkbydiamond.co.uk



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