

# TO LET



Barn 1 New Inn Farm  
Sand Lane  
Silsoe  
Bedford  
MK45 4QR

- Office & Storage accomodation
- A/C cooling & heating
- Modern LED box panel lighting
- Glass partition offices



## Location

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 mile

## 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.

Comprising two storey barn style premises with Velux windows to both flanks at first floor and timber frame double glazed units at ground floor. There is a manual roller shutter providing access at ground floor and a timber staircase to first floor. The property also benefits from Air conditioning, modern LED box panel lighting, separate W.Cs as well as kitchenette.

## Terms

Available on a new effective FRI lease for a term to be agreed at a rent of **£27,035** per annum exclusive

There is a Service Charge for the provision maintenance and repair of the common areas. The current charge for years 2024/25 is in the order of **£2,703.48** per annum

## EPC

To be confirmed

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## Accommodation

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

Accommodation	Sq. Ft	Sq. M
Ground Floor Office	867	80.62
Storage	425	39.50
First Floor Office	509	47.32
Total	1802	167.44

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

## Business Rates

From enquiries we understand the current Rateable Value as of 1<sup>st</sup> April 2023 to be £18,500 giving a rates payable in the order of **£9,235** per annum

Interested parties are advised to contact the relevant local authority for further information

## Viewings

For further details please contact:

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