

TO LET – Character Offices



Suite 2
The Corn Barn
Upton End Farm Business Park
Meppershall Road
Shillington
SG5 3PF

- Quality Finishes & Fittings
- On-site Parking
- High Speed Fibre Broadband
- Air Conditioning & Gas Central Heating
- Open views & Natural Landscaping

Location

Upton End Farm Business Park is located on Meppershall Road and Upton End Road approximately 6 miles (9.65 km) northwest of Hitchin. It is conveniently located close to the A600, A507 and A6, making it readily accessible to Milton Keynes, Bedford, Hitchin, Luton and the national motorway network. Thameslink rail services are available from Flitwick to the west, while WAGN services are available from Arlesey and Hitchin.

Description

Upton End Farm Business Park is an attractive development of seven 18th Century Grade 2 Listed Barns arranged around a secluded courtyard on a site of 1.5 acres. The Corn Barn Suite 2 has undergone total restoration and refurbishment to a very high standard providing an individual office building retaining many of the original features including exposed timber beams and historic brickwork.

Terms

Suite 1: Available To Let for **£15,200** per annum exclusive, for a term to be agreed.

Suite 2: Under Offer.

Estate Service Charge: For the upkeep of the communal parts of the estate, there is an annual service charge equating to approximately £1,364..

Accommodation

The premises consists of two open plan office spaces with mezzanine floors and characteristic features such as exposed beams and brickwork. The premises also benefits from a shared kitchen and toilet as well as dedicated parking.

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition on an NIA basis

Suite 1	950 sq ft	88.26 sq m
Suite 2	900 sq ft	83.61 sq m

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

Business Rates

The Rateable Values for this property are as follows (please note these are not the rates payable).

- **Suite 1** - £12,250
- **Suite 2** - £13,000

Viewings

For further details please contact:

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