



Middlefield Barn

Royston

Carter Jonas

**Middlefield Barn
Bassingbourn Road
Litlington
Royston
SG8 0QN**

**Off-grid new build commercial
space extending to approximately
2,044 sq ft / 189.8 sq m.**

Middlefield Barn benefits from scenic rural views whilst remaining easily accessible via car, bicycle and train from the local town of Royston.



Property

Open-plan commercial Property extending to 2,044 sq ft comprising oak weatherboarding and a pantile roof. The Property benefits from a downstairs kitchenette, w/c's on both floors, high speed fibre broadband and an intruder alarm.

The Property design is focused around energy efficiency and is equipped with the following energy saving measures:

- Structural Insulated Panels (SIPs)
- Air Source Heat Pump
- 30 kw.h of battery storage
- Ground-mounted solar panels
- LED lighting
- Heat Recovery System

Location

Bassingbourn is located 2.5 miles north-west of Royston and 7.5 miles east of Biggleswade. There are a number of cycle paths into Litlington, as well as two principal roads, Baldock Road and the A1198, providing good access from surrounding areas. Royston railway station (2.4 miles) provides direct rail services to London and Cambridge in under 40 minutes.

Parking

There is ample parking for up to 15 cars directly in front of the Property.

Services

The Property benefits from a private water supply, provided by a borehole. Drainage is provided by a Klargester. Electricity is provided primarily via solar panels and battery storage, however there is a diesel generator to provide additional support.

Tenure

The Property is available immediately to a single occupier.

Outgoings

The incoming Tenant will be responsible for all outgoing including any taxes associated with the letting.

Term

To be agreed on an individual basis with the Landlord.

Rent

Guide rent of £29,000 per annum.

Repairing Obligations

The Property is available by way of an Effective Full Repairing and Insuring Lease (FRI Lease).

Use

The Property is to be occupied under Use Class E.



Floor plan

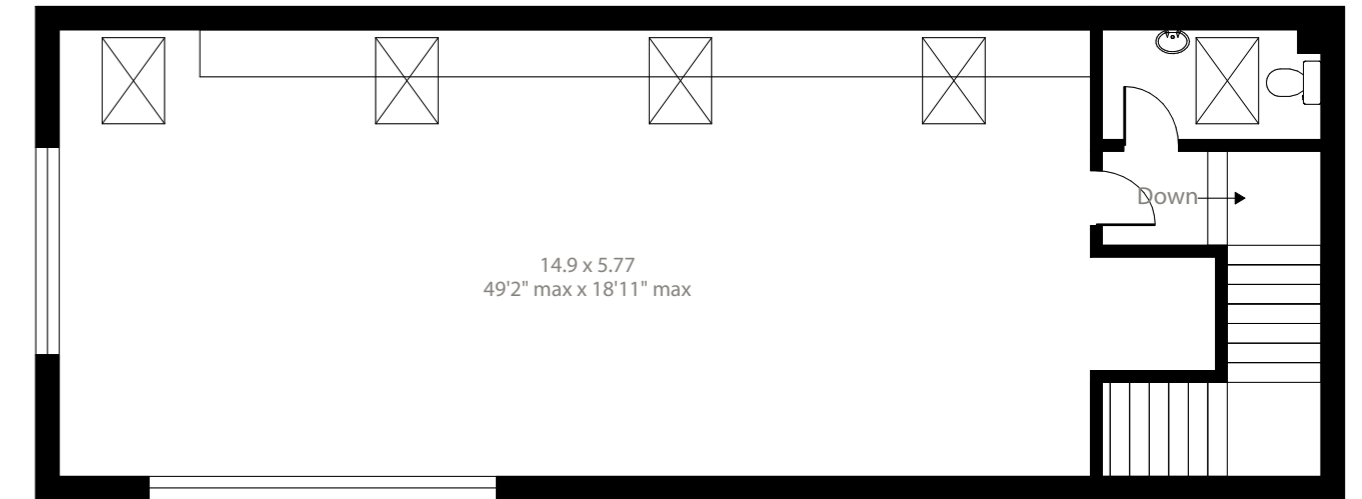
Middlefield Barn
Bassingbourn Road

Approx. GIA: 2,044 sq ft (189.8 sq m)

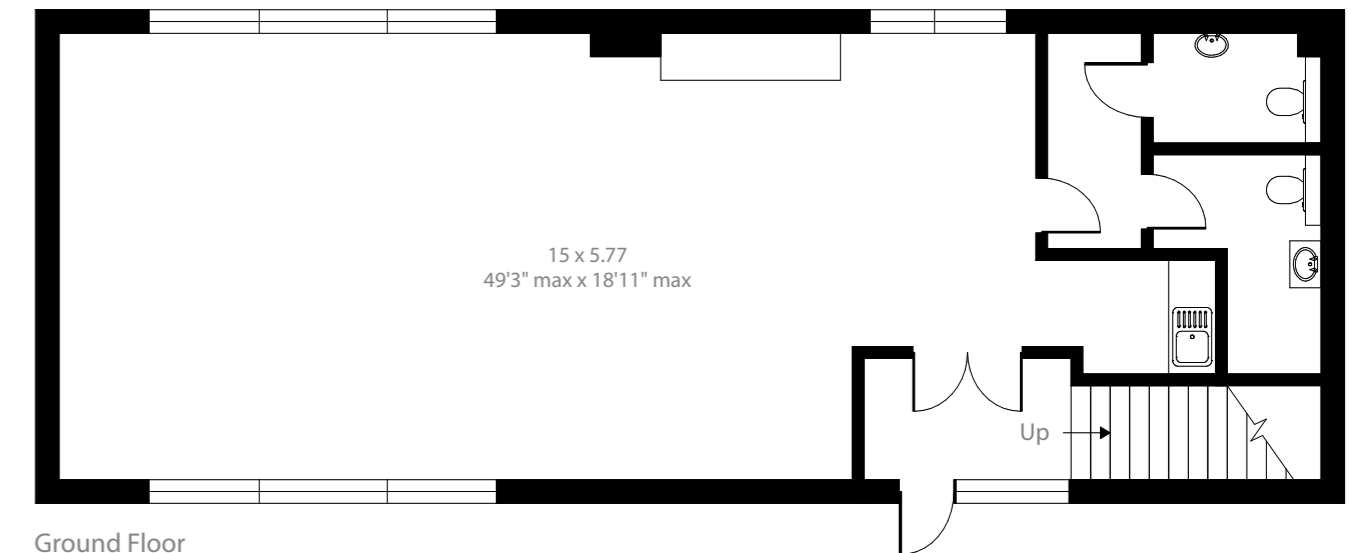
Approx. NIA: 1,646 sq ft (153 sq m)



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.



First Floor



Ground Floor



Legal and Agent Fees

£500 plus VAT is to be paid by the Tenant for the formalisation of the commercial lease, reflecting a contribution towards the Landlord's legal and agent fees.

Wayleaves Easements & Rights of Way

The Property is let subject to and with the benefit of all public and private rights of way, wayleaves and easements, whether or not specifically mentioned.

Health & Safety

All viewings are carried out at the sole risk of the viewer and neither the letting Agent nor the Landlord take responsibility.

VAT

Any guide rents quoted or discussed are exclusive of VAT.

EPC Ratings

The Property has a current EPC rating of A+. A copy of the certificate is available upon request.

Local Authority

South Cambridgeshire District Council
Cambourne Business Park
Great Cambourne
Cambridge
CB23 6EA

Maintenance Fee

An annual fee of £800 per annum / £66.67 pcm will be payable to the Landlord to cover the maintenance and upkeep of the land immediately surrounding the Property and solar panels as well as the following;

- Replacement of the water filters
- Check generator for levels of diesel storage, engine oil and coolant levels
- Annual Klargestor servicing
- Periodic cleaning or replacement of the MVHR air filters.

Viewings

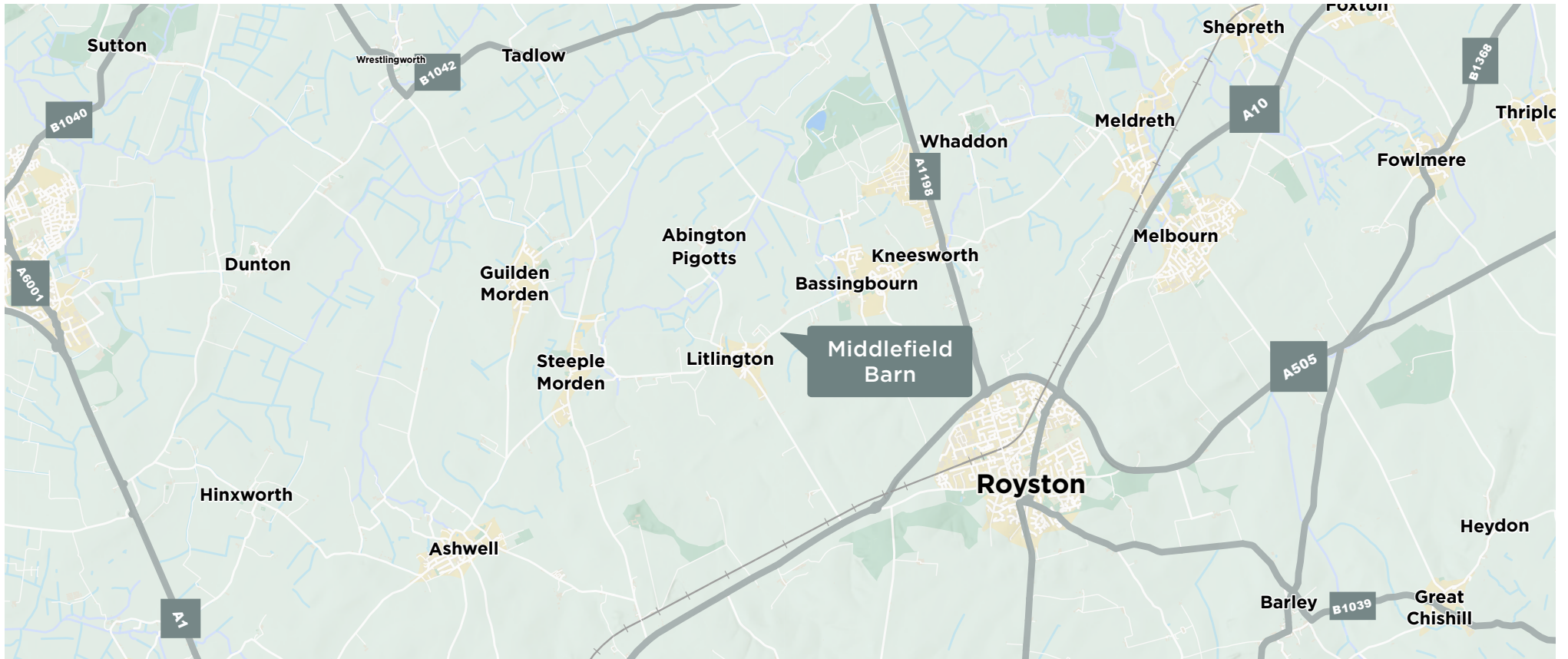
Viewings are to be by appointment only, arranged through the letting Agent.

Directions

From the A1198: take the 2nd exit at the roundabout to join The Causeway. Continue along the road for 3 km. The Property will be on your left down a tree-lined driveway and secured by a five-bar metal gate.



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Important information

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