



- + Modern & High-Spec office spaces
- + Space available from 683 sq ft.
- + Secure location
- + Good access to A6 and A1



TO LET

£9,562 - £22,260 Per Annum

Offices At Top Farm, Shefford Road, Beadlow, Shefford , Bedfordshire SG17 5PL

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Description

The property is the first floor of the office unit at Top Farm which is available immediately. The property was constructed around 5 years ago and is fitted out to a high specification and benefits from perimeter trunking with data points, an intercom system, key fob security system, A/C and oil central heating. The floor is accessed both via an internal lift or staircase.

The floor is split into two suites which both have their own W/C located within. One suite is 683 sq ft (63.43 sq m) and this benefits from its own kitchenette. The second suite is 907 sq feet (84.3 sq m) and benefits from a separate kitchenette area in the first floor entrance lobby. The suites can be let together or separately.

The property benefits from on site car parking.

Location

Beadlow is a small village that lies just off the A507 between Shefford and Clophill. The property has good access to the A6 which is a major road link to Bedford and the A1 which has excellent access to Luton.

Services

We understand that mains electricity and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

N.B. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/condition.

Terms and Tenure

The premises are to be offered to let by way of a internally repairing and insuring lease on terms to be agreed.

Deposit

The property will be subject to a deposit. The deposit amount will be reflected by the results of the tenant referencing check.

Service Charge

The Landlords recharge the below items by way of a service charge:

Monthly Charges

Electricity

Biannual Charges

Sewage treatment plan

Annual Charges

Lift servicing

Heating oil

Periodic Charges

Air conditioning servicing

Business rates

The landlord can supply tenants with a cleaning service which is £13.00 per hour.

Business Rates

This is recharged as part of the service charge and will depend on the amount of space taken.

Planning

We understand the premises benefits from E use, however, it is the proposed tenant's responsibility to fully satisfy themselves in this instance by contacting the local authority.

VAT

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any.

Energy Performance Certificate Rating

The property has an Energy Performance Certificate Rating of B (39), a copy of the full EPC report is available on request.

To arrange a viewing, please call:
Bedford Commercial
01234 351000 option 2



Land and Property Professionals

**Unit 1, Highfield Court,
Highfield Road,
Oakley, Bedford,
MK43 7TA**

Agent's Notes

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