



PANTERA
PROPERTY

FOR SALE



The Straw Barn, Upton End Farm Business Park, SG5 3PF

Opportunity to purchase Freehold interest of a modern office premises located within Upton End Farm Business Park



HIGHLIGHTS

- Detached modern office premises
- Three allocated parking spaces
- Sold with Vacant Possession
- The office extends to provide a NIA of 1,061 sq. ft
- Freehold Title Number BD249645
- Sale subject to VAT
- Estate and service charges available on request

ASKING PRICE: Offers Over £250,000
subject to contract



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LOCATION

The Straw Barn is situated within the established Upton End Farm Business Park, a rural yet highly accessible commercial location near the village of Shillington in Central Bedfordshire. The property benefits from a pleasant countryside setting while remaining within convenient reach of the region's main road networks.

The business park is positioned approximately 5 miles south-west of Hitchin and 10 miles north of Luton, providing excellent connectivity to the A1(M), M1 and wider motorway network. Nearby rail services are available from Hitchin, Arlesey and Luton Parkway stations, offering regular connections to London King's Cross, St Pancras International and other major destinations.

London Luton Airport is located approximately 8 miles to the south, further enhancing the location's accessibility for regional and national business operations. The surrounding area benefits from a strong labour catchment, with a range of amenities and services available in the nearby centres of Hitchin, Luton and surrounding market towns.

The combination of a rural business environment, excellent transport links and proximity to key commercial centres makes The Straw Barn an attractive location for a variety of occupiers.



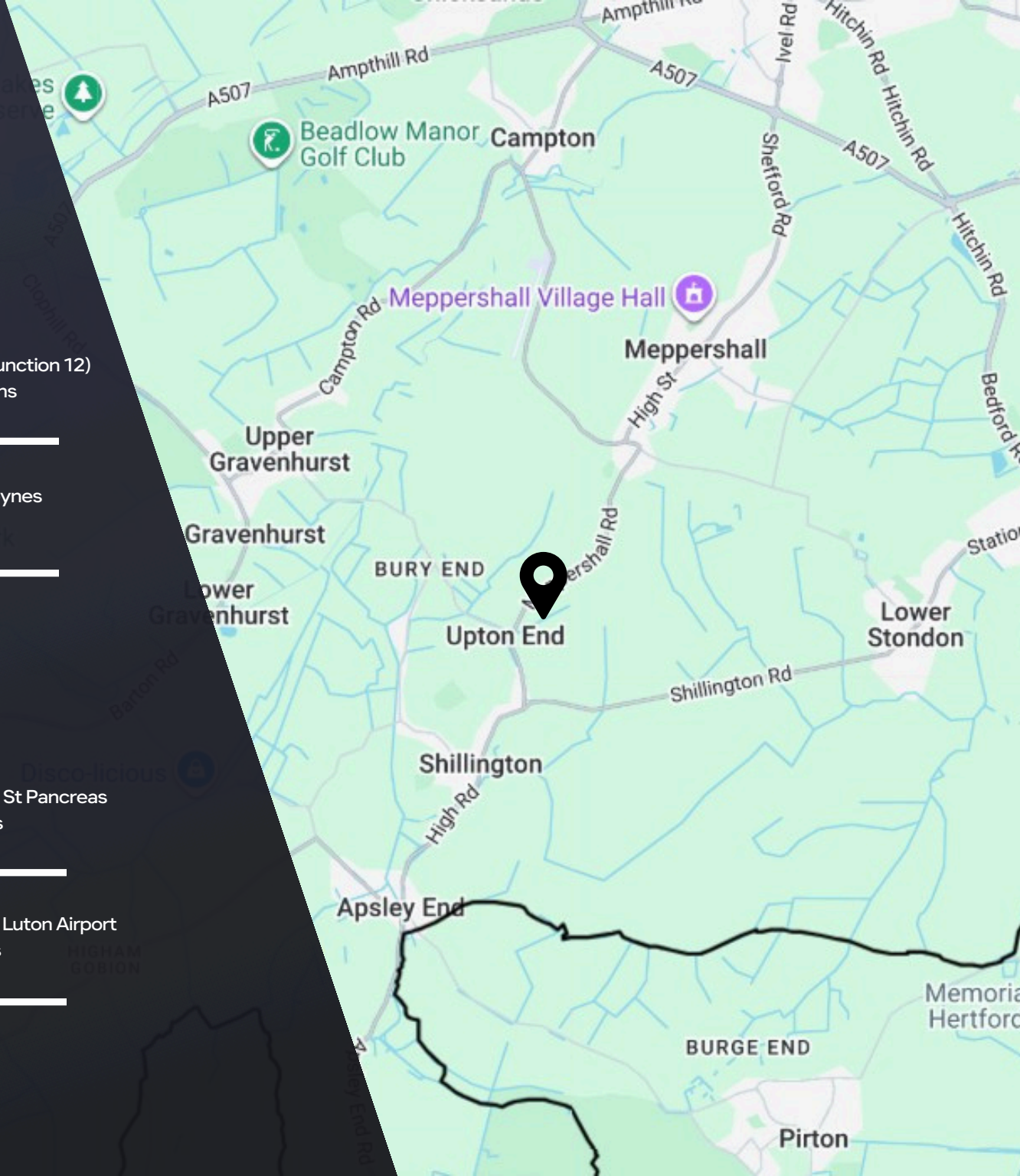
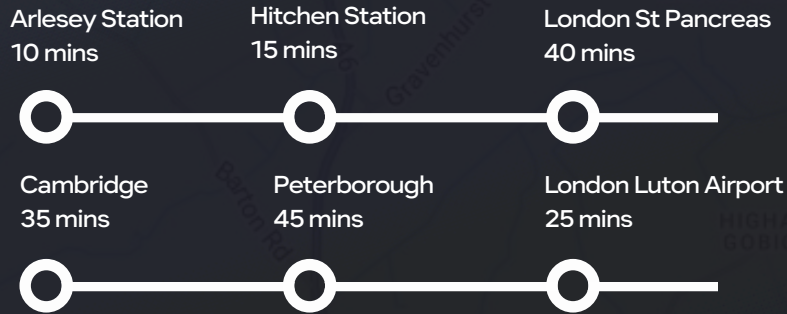
TRANSPORT CONNECTIONS



ROAD CONNECTIONS



RAIL & ELIZABETH LINE LINKS



PROPERTY DESCRIPTION & TENURE

Pantera Property present this Freehold detached, self contained office premises, sold with vacant possession.

The property is timber framed with original beams, arranged over a single story, comprising of an entrance area, two office rooms, a disabled W.C, staff W.C, and a staff kitchen.



ACCOMMODATION

Floor (NIA)	Sq m	Sq ft
Ground	98.64	1,061
Total	98.64	1,061

TENURE

FREEHOLD - Land Registry Title Number - BD249645



CONTACTS



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**PANTERA
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Cardale Park

Harrogate

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LONDON

44 Southampton Buildings

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