

TO LET



Barn 5 New Inn Farm
Sand Lane
Silsoe
Bedford,
MK45 4QR

- Industrial / office accommodation
- Manual roller shutter
- On-site, allocated parking

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 miles.

Description

An attractive rural business development, located between Barton-le-Clay and Silsoe.

Barn 5 provides a mixture of industrial/storage space with flexibility in the first floor accommodation to provide offices if required.

The property forms a two storey barn style premises with velux windows to both flanks at first floor and timber frame double glazed units at ground floor.

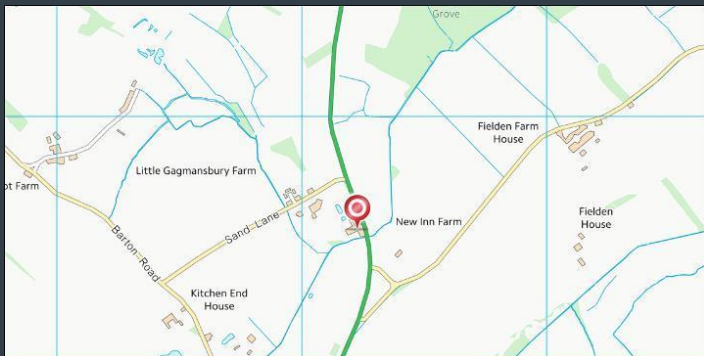
There is a manual roller shutter providing access at ground floor and a timber staircase to first floor.

Terms

To Let: £38,880 per annum excl.

Service Charge: £3,240 per annum excl.

VAT: Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.



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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	1,621	150.6
First	971	90.18
Total	2,592	240.8

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

Business Rates

Rateable value: TBC

The current multiplier for 2020/21 49.1p payable

Interested parties are advised to contact the relevant local authority

EPC

TBC

Viewings

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