

# TO LET

2,197 Sq Ft (204.1 Sq M)

- › A fully refurbished trade counter/light industrial/warehouse unit
- › Mezzanine storage to 1st floor
- › New roller shutter door
- › Trade counter glazed frontage.
- › Allocated parking to front.

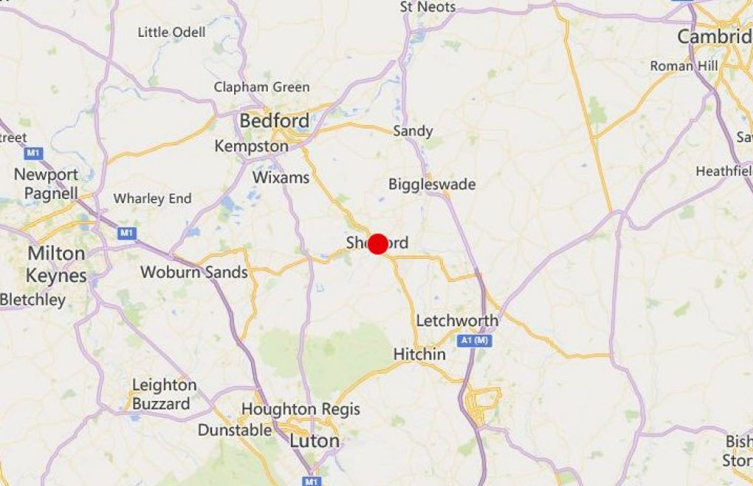


3E St. Francis Way

Shefford, SG17 5DZ

Contact: Diccon Brearley or William Fountaine  
Tel: 01234 905128  
eddisons.com





## Location

- The premises are located on the established St Francis Way within the wider Shefford Industrial Estate.
- The A600 is 0.8 miles from the unit whilst the A507 is 0.6 miles and provides access to the west to J13 M1 (13.6 miles) and the A1M to the east (7.0 miles).
- Bedford Town is 10.9 miles whilst MK Central is 21.9 miles.
- Shefford Town Centre is 0.2 miles whilst Arlesey Train Station is 5.1 miles.
- London Luton Airport is 16 miles.

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Google Maps

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## Description

- A mid terraced light industrial / trade counter unit in established location.
- The unit has been fitted out as a trade counter style frontage plus showroom and additional storage mezzanine floor.
- The property also benefits from a new roller shutter door LED lighting and WC facilities.
- New roller shutter door.

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £ 20,000.00 pax . VAT is payable.

## Accommodation (Gross Internal Area\*)

Ground Floor	107.95 SQ M	1,162 SQ FT
Mezzanine	96.15 SQ M	1,035 SQ FT
<b>Total</b>	<b>204.1 SQ M</b>	<b>2,197 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D - 100

**Business Rates:** The rateable value is £12,000. For the rates payable please contact [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

DICCON BREARLEY

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