

TO LET

950 Sq Ft (88.26 Sq M)

- › Character building within a rural setting
- › Allocated Parking Allocation
- › Air Conditioning & Gas Central Heating

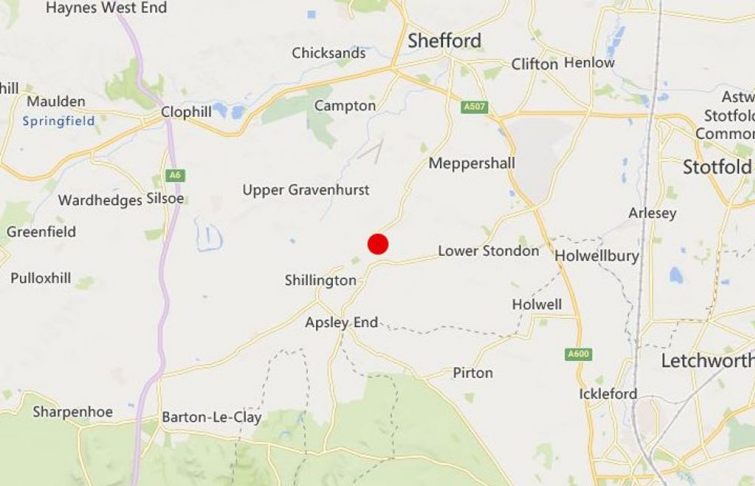


Suite 1 The Corn Barn

Upton End Farm Business Park, Meppershall Road, Shillington, Shillington, SG5 3PF

Contact: Joshua Parello or Chris Richards
Tel: 01234 905128
eddisons.com





Location

- Upton End Farm Business Park combines a rural setting with strong regional connectivity, making it ideal for modern business operations.
- The property is located approximately 4 miles from Hitchin and 3 miles from Shefford, providing access to a wide range of local amenities and services. The A1(M) (Junction 10) is around 6 miles away, offering direct routes to London (approx. 35 miles south) and the wider motorway network.
- Mainline rail services are available from Hitchin station (approx. 4 miles), with fast and frequent connections to London King's Cross in under 35 minutes.

/// what3words

///comically.spilled.illogical

Google Maps

Click here



Description

- An office suite within a character Grade II listed building
- The ground floor is part open plan with a fully glazed partitioned meeting room.
- There is a mezzanine which is currently arranged as a board room but could be used as conventional desk space
- The suite benefits from a wealth of character
- features including original exposed wooden beams and brick work as well as surface mounted CAT II lighting, high speed fibre broadband, A/C, and gas central heating

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £15,600 . VAT is payable.

Accommodation (Net Internal Area*)

Total	88.26 SQ M	950 SQ FT
-------	------------	-----------

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

EPC: The property has an EPC of D (87)

Business Rates: The rateable value is £13,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Contact:

JOSHUA PARELLO

[07951 613205 joshua.parello@eddisons.com](mailto:joshua.parello@eddisons.com)

CHRIS RICHARDS

[07983 775684 chris.richards@eddisons.com](mailto:chris.richards@eddisons.com)