

TO LET

1,650 Sq Ft (153.28 Sq M)

- › Mains electricity (power and lighting)
- › Shared WC facilities on site
- › Suitable for storage of commercial or domestic materials/equipment or light industrial activity
- › Two vehicular doors and a personnel door



Unit 1

Gracious Farm, High Street, Southill, Biggleswade, SG18 9JB

Contact: Charlotte Beard or Enza Marinaro
Tel: 01234 905128
eddisons.com





Location

- The premises are located at Gracious Farm, Southill, Bedfordshire, a rural setting near Shefford with good access to the B568 and A1.

/// what3words

///grins.sings.leaps

 Google Maps

[Click here](#)



Description

- The unit was built in 2023 and constructed of concrete flooring, trisomet roof sheets and insulated wall panels with two vehicular doors and a personnel door.

The premises is connected to mains electricity (power and lighting). There is an external standpipe and shared WC facilities on site.

Suitable for storage of commercial or domestic materials/equipment or light industrial activity.

The Tenant will make a contribution of £250 plus VAT towards the documentation costs.

Terms

Available by way of a new FRI lease for an initial term of 3 years at a rent of £1,635 per calendar month, to be paid monthly in advance. VAT is payable.

The Tenant will make a contribution of £250 plus VAT towards the documentation costs.

Accommodation

Total	153.28 SQ M	1,650 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: N/A

Business Rates: The rateable value is £17,000. For the rates payable please contact us or www.voa.gov.uk

Contact:

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