


TO LET - Character Barn Office/Industrial Business Unit





3,573 SqFt (331.93 SqM)


Barn 3 New Inn Farm, Sand Lane, Silsoe, MK45 4QU





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Flitwick 3.9 miles. Ampthill 5.4 miles. Luton Town Centre 8.5 miles. Bedford 12.9 miles and MK 19.4 miles.
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A6 0.1 miles. J12 M1 6.1 miles. J11a 7.8 miles.
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Flitwick Railway Station 3.8 miles. Leagrave Railway Station 7.1 miles.
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High quality two storey business units.
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On Site Parking Spaces
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First Floor Storage/Office.
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Leasehold: £42,876 per annum exclusive



Location

- New Inn Farm is an attractive rural business development between Barton-le-Clay and Silsoe, comprising of character mixed use barns.
- The premises are located off Sand Lane, Barton Road, within close proximity to the A6 Junction.



Description

- Barn 3 provides a mixture of industrial/storage space with flexibility in the first floor accommodation to provide offices if required.
- The ground floor has traditionally been utilised for the building and refurbishment of classic cars and the first floor as storage of parts. There is a hatch at first floor enabling transfer between the two floors for larger items.
- The property forms a two storey barn style premises with velux windows to both flanks at first and with timber framed double glazed units at ground floor.
- There is a manual roller shutter providing access at ground and a timber staircase to first.



Specification

- High quality two storey business units.
- Kitchenette and wc facilities.
- Sealed flooring to warehouse
- First floor store/office
- Surface mounted fluorescent strip lighting.
- Floor mounted gas blower.
- Roller shutter and three phase power.
- EPC: TBC



Floor Area (Gross Internal Area)

The property has been measured in accordance with the RICS Property Measurement Standards (Second Edition)

Ground floor:	211.17 m ²	2,273 sq ft
First floor:	<u>120.87 m²</u>	<u>1,301 sq ft</u>
<u>TOTAL</u>	<u>332.04 m²</u>	<u>3,574 sq ft</u>

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



Terms

- Leasehold £42,876 per annum exclusive
- Service Charge: Applicable
- VAT: Applicable at the appropriate rate
- Available by way of a new lease on full repairing and insuring terms for a term to be agreed.



Business Rates

- Current Rateable Value: £10,750.

Interested parties are advised to make their own enquiries.



Viewing

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