

TO LET

1,696 Sq Ft (157.56 Sq M)

- › Self contained office / storage unit with ample parking
- › Kitchen, breakout area and multiple versatile rooms
- › Storage space with roller shutter loading door and internal access
- › Rural setting with quick access to main road and rail links



Unit 9-10

Warren Court, Chicksands, Shefford, SG17 5QB

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eddisons.com





Location

- Unit 9-10 Warren Court is located in a peaceful, semi-rural business enclave, just outside Shefford to the south of Bedford. The development is nestled amidst Bedfordshire's countryside with immediate access to Rowney Warren Wood.
- The site is conveniently located just off the A600, providing easy access to the A507, which connects to the A1(M) and M1 motorways—ideal for regional travel across Bedfordshire and beyond.
- The nearest mainline stations are Arlesey (approx. 6 miles) and Biggleswade (approx. 7 miles)—both on the Thameslink line, offering direct services to London, Luton, and Cambridge.

/// what3words

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 Google Maps

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Description

- The property forms part of an attractive court yard shared with other office and retail users.
- Providing office space at both ground and first floor as well as storage / production areas at ground floor.
- Benefitting from air conditioning and WC facilities

Terms

The office space is available for £27,000 per annum exclusive on a Fully Repairing and Insuring lease with new terms to be negotiated.

Accommodation

Total	157.56 SQ M	1,696 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D – 97

Business Rates: The rateable value is £21,250. For the rates payable please contact us or www.voa.gov.uk

Estate Charge: There is a contribution towards shared external repair and maintenance of the estate.

Contact:

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