

TO LET

1,567 Sq Ft (145.57 Sq M)

- Modern self-contained office premises extending to approximately 1,567 sq ft.
- Newly refurbished accommodation with air conditioning, kitchenette and WC facilities.
- Two allocated parking spaces within an attractive courtyard development.

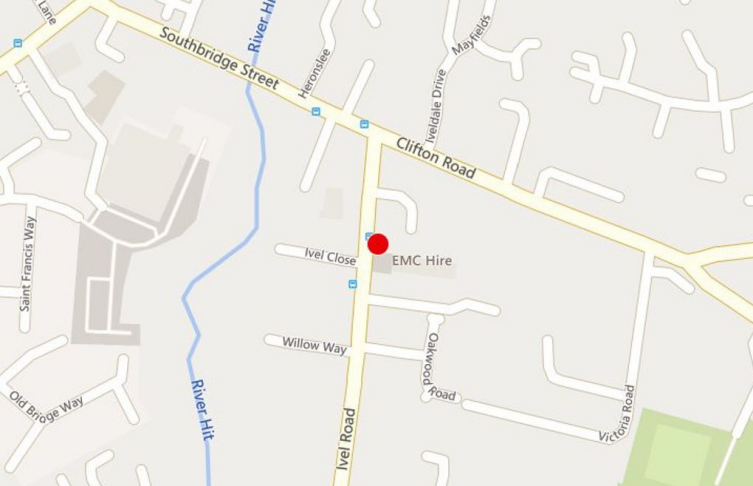


5 Brewers Yard

Ivel Road, Shefford, SG17 5GY

Contact: Joshua Parelo or Charlotte Beard
Tel: **01234 905128**
eddisons.com





Location

- Situated within Brewers Yard on Ivel Road, an established commercial development in the popular Central Bedfordshire market town of Shefford.
- Excellent road connectivity via the A1(M), providing easy access to Bedford, Hitchin, Biggleswade and the wider motorway network.
- Mainline rail services are available nearby at Arlesey and Biggleswade, offering direct connections into London and surrounding areas.

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 Google Maps
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Description

- Modern self-contained office premises extending to approximately 1,567 sq ft, arranged over ground, first and mezzanine floors
- Newly refurbished to provide high-quality, ready-to-occupy accommodation with air conditioning, fitted kitchenette and WC facilities.
- Class E premises suitable for a variety of office and professional uses within an attractive courtyard development.
- Benefits from two allocated on-site parking spaces together with a well-presented and professional business environment.

Terms

Available by way of a new FRI/IRI lease for a term to be agreed at a rent of £15,000 . VAT is not payable

Accommodation

Total	145.57 SQ M	1,567 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: The property has an EPC rating of E

Business Rates: The rateable value is £18,000. For the rates payable please contact us or www.voa.gov.uk

Contact:

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