

Business premises to let. Rent: £6,500 to £17,950 Per Annum



Offices at Top Farm, Shefford Road, Beadlow, Shefford, Beds. SG17 5PL

Available as a whole with reception/breakout area or as separate offices
with shared reception/breakout area. Parking on site.

Unrivalled in property since 1922

Sales & Lettings, Commercial Property, Land, New Homes and Property Management.
Satchells is the trading name of Satchells Estate Agents Limited. Registered in England & Wales 9185978.
Directors: John Hilditch, Heather E Hilditch, Alan Hilditch and Derek Hilditch.
Head office: 49 High Street, Biggleswade, Bedfordshire, SG18 0JH.
Registered office: Unit 1b, Focus 4, Fourth Avenue, Letchworth Garden City, Hertfordshire. SG6 2TU.



A suite of first floor executive well-appointed offices available as a whole or separately on a small commercial development located in rural Bedfordshire with good road access to nearby major towns. Parking on site for about 15-20 cars.

Located on the first floor of this modern business complex the suites are accessed from a shared ground floor reception via stairs or passenger lift to the breakout/reception area of about 455 Sq. ft. with fitted kitchen facilities. Doors lead off to each office.

Office 1. About 650 Sq. Ft. plus own kitchen facilities and separate toilets. Open plan with ample windows allowing in natural light. Data trunking for fibre broadband. Air conditioning.

Office 2: About 913 Sq. Ft Open plan with Ample windows allowing in natural light. Data trunking for fibre broadband. Air conditioning. Separate toilets.

Use: For use as offices / business premises under the user class 'E'.

Tenure: Available on a new internal repairing and insuring lease on terms to be agreed but suggested in multiples of 3 and 5 years.

Parking: Located to the side of the building on an area of hard standing for about 15-20 cars.

Rent: As a whole:
£17,950 Per annum plus service charge.

Office 1 on its own:
£6,500 Per annum plus 50% Service charge, shared use of car parking and breakout area.

Office 2 on its own:
£9,130 Per annum plus 50% Service charge, shared use of car parking and breakout area.

Rents to be paid quarterly in advance with a rent deposit to be lodged equivalent to one quarter rent.

Service charge: The landlords to charge back proportionally for the space occupied.

- Electric – charged monthly
- Rates – charged annually
- Lift Service – Charged annually
- Air conditioning- Charged annually
- Heating oil- Charged annually
- Sewage treatment plant – Charged biannually

VAT: All fees and prices are quoted exclusive of VAT

Costs: Each party to pay their own legal costs.

EPC: TBC

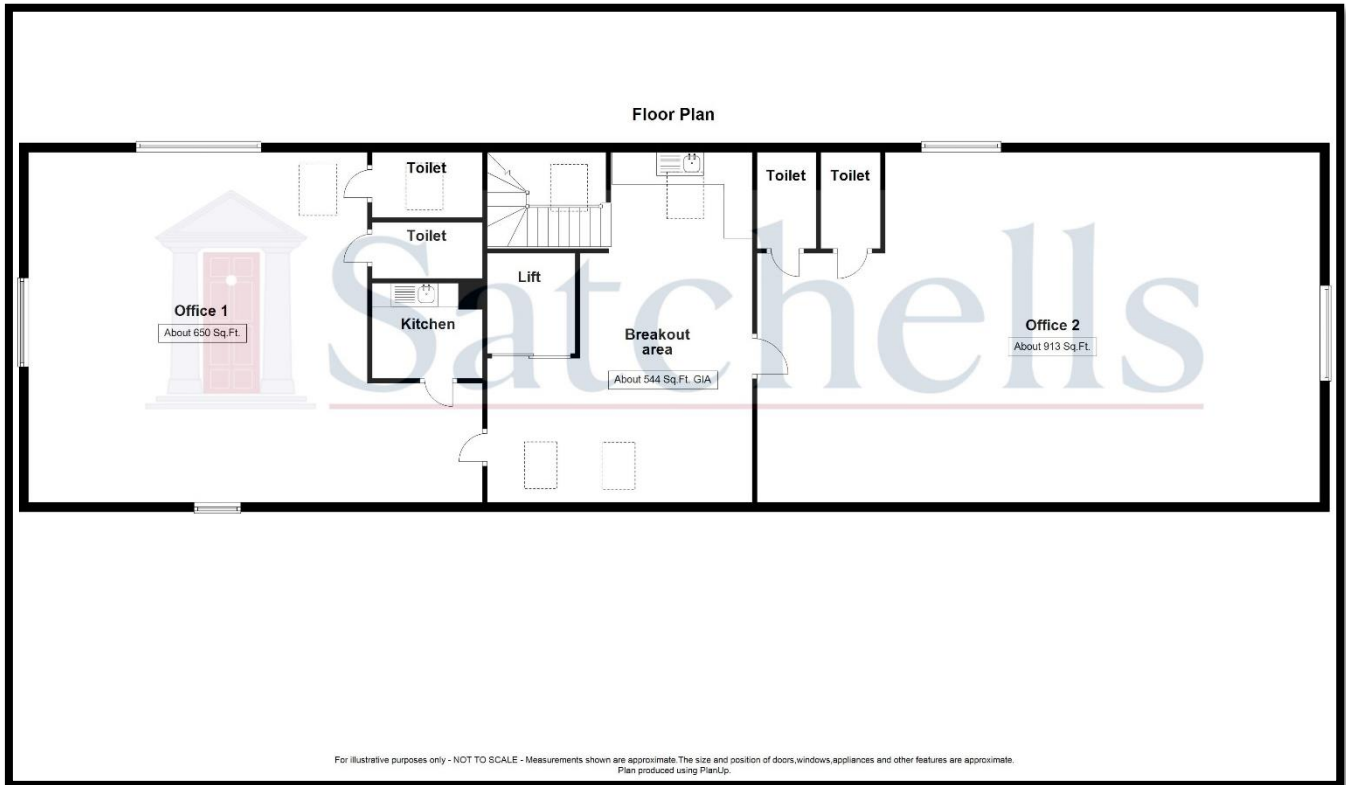
Viewings: By prior appointment through Satchells, telephone 01462 600900.

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Offices at Top Farm Beadlow.
Floorplan and images.



Draft details not yet approved by clients and could be subject to change.

These particulars are intended as a guide only and do not offer any form of contract. All measurements are approximate Satchells have not tested any fixtures or fittings or carried out any kind of structural survey. All parties are advised to satisfy themselves to the position of, user class, rates, and VAT before entering into a purchase or lease. Some Photos may have been enhanced with Photoshop and blue sky's added and some non-essential objects removed.

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