

To Let

Black Horse Barns, Fancott, Toddington, Dunstable, LU5 6HT

 £40,000 per annum

 2,511 Sq Ft / 233.27 Sq M

 An attractive and characterful commercial property suitable for a range of occupiers within Use Class E. Combining original barn features with contemporary office accommodation, the property provides versatile business space suitable for offices, studios, showrooms, consulting rooms and other professional uses.

 The accommodation is well presented throughout, offering flexible open-plan and partitioned workspace with excellent levels of natural light, complemented by modern staff facilities. Retaining a wealth of character, including exposed beams and traditional barn features, the property delivers an appealing working environment in a high-quality rural setting.

The premises further benefit from allocated on-site parking and excellent accessibility to the surrounding road network.



Black Horse Barns, Fancott, Toddington, Dunstable, LU5 6HT **Location**

Situated on the outskirts of Fancott, the property enjoys a rural setting with excellent connectivity. Toddington is approximately one mile away, while Luton is around six miles to the south-east. Harlington Station, approximately three miles away, provides regular Thameslink services to London St Pancras, and the nearby M1 motorway offers convenient access to the wider region.

 Terms & Tenure

Leasehold – Available on a new lease, with terms to be agreed

 Accommodation

Hay Barn: Office:	1,172 sq. ft.	108.88 sq. m.
Pole Barn: Office:	719 sq. ft.	66.80 sq. m.
Field Barn: Office:	620 sq. ft.	57.60 sq. m.

Total Area:	2,511 sq. ft.	233.28 sq. m.
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 Rates

Rateable Value £22,250. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

 EPC

The EPC rating for the property is TBC

 VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

 Costs

Each party is to be responsible for their own legal costs.

 Viewing

Strictly by appointment only please contact:

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