

4B & C SHEFFORD INDUSTRIAL ESTATE

Old Bridge Way, Shefford,
Beds, SG17 5D2

TO BE REFURBISHED



INDUSTRIAL/WAREHOUSE UNITS

2,485 – 4,974 SQ FT (230 - 462 SQ M)

TO LET

Brown & Lee
Chartered Surveyors

T: 01438 316655
W: www.brownandlee.com



Location

Shefford is located on the A507 Baldock to Ampthill Road at a point where it crosses the A600 approximately midway between Hitchin and Bedford. Access to junction 10 of the A1(M) is approximately 7.5 miles to the east with junction 13 of the M1 approximately 15 miles to the west.

Description

Shefford Industrial Estate is a modern development comprising principally of industrial and warehouse units arranged in terraces. The units are constructed of a steel portal frame with brick elevations and profiled steel cladding.

Accommodation

The properties are located mid terrace in a prominent location. With forecourt loading and parking.

Unit 4B	2485 sq ft	230 sq m
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Unit 4C	2,489 sq ft	231 sq m
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Total

Combined total gross internal floor area	4,974 sq ft	462 sq m
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In addition Unit 4E is available approximately 2,465 sq ft

Features

- Three phase power supply
- WC facilities
- Forecourt parking and loading
- Up and over shutter door

Works to include

- New roof lights
- Shell units
- New electrics
- Redecorated

Terms

The units are available on a new full repairing and insuring leases for a term to be agreed at a rental of £16,500 per unit, per annum, exclusive.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the combined ratable value is £26,000. The UBR for 2019/20 is 50.4p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Service Charge

The cost of the service charge for the current period is £338.24 per annum, per unit, exclusive of VAT.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.

Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

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For further information, please contact: **Viv Malins**

T: 01438 794595

E: viv.malins@brownandlee.com

M: 07970 819375

W: www.brownandlee.com

Brown & Lee Commercial Surveyors LLP 15 Meadway Court, Rutherford Close, Stevenage, Hertfordshire, SG1 2EF | Ref: 10878

In association with: Brown & Lee Aylesbury, Milton Keynes & Bedford

Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract.

All prices and rentals are quoted exclusive of VAT | **Regulated by RICS**

