

## Barn 1, New Inn Farm, Sand Lane, Silsoe, Bedfordshire, MK45 7QU



**TO LET: £27,035 Per Annum Exclusive**

**1,802 sqft (167.44 m<sup>2</sup>)**

### LOCATION

New Inn Farm is an attractive business development located on Sand Lane between Silsoe and Barton-Le-Clay. The development is rurally set whilst maintaining good access to local towns and road links – most notably the M1 motorway via the A6 between Bedford and Luton.

### DESCRIPTION

The barn-style property offers office and stores across ground and first floor. It benefits from the following:

- Carpet tiled flooring.
- LED lighting.
- Air-conditioning.
- Twin W/C (one disabled).
- Kitchenette.
- Velux windows.

### TERMS

The property is available upon a new Full Repairing & Insuring (FR&I) lease, for a term to be agreed at **£27,035** per annum exclusive.

In addition to the rent, there is a service charge for the maintenance and repair of the communal parts of the development, which equates to circa £2,700 pa.

## LEGAL COSTS

Each party to bear their own legal costs incurred.

## RATEABLE VALUE

The Rateable Value of this property as of 01 April 2023 is £18,500 (please note this is not the rates payable). Further information is available at [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

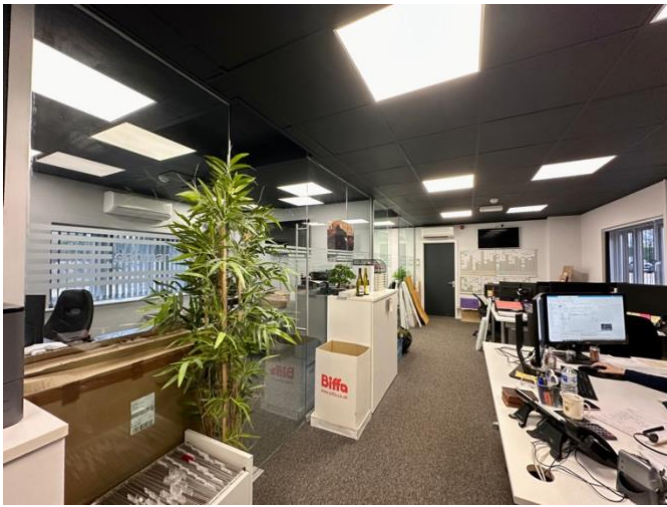
## VAT

Plus VAT at the appropriate rate.

## VIEWING

For further information or an appointment to view, please contact S. R. Wood & Son Ltd.

[www.srwood.co.uk](http://www.srwood.co.uk) | 01582 401 221



Tel: 01582 401 221 Email: [s.w@srwood.co.uk](mailto:s.w@srwood.co.uk) Website: [www.srwood.co.uk](http://www.srwood.co.uk)  
Address: Unit 4, Oxen Industrial Estate, Oxen Road, Luton, Bedfordshire, LU2 0DX

Registered Office: as above | Registered in England: 2780388 | VAT No: 354 130 682

All statements contained within these particulars as to this property are made without responsibility on the part of S.R. Wood & Son Ltd. Our client does not make or give, and neither S.R. Wood & Son Ltd or any person in their employment has authority to make or give representation or warranty whatsoever in relation to this property.