

Attractive Rural Office Premises

Unit 10 Bury Farm, Mill Lane, Stotfold, Bedfordshire, SG5 4NU

TO LET

2,511 SqFt (233.28 m²)



LOCATION

Stotfold is a village in Central Bedfordshire. Major nearby towns include Letchworth and Baldock to the south and Biggleswade to the north. The village benefits from good connectivity. The A1(M), being circa 1-mile away, is accessible from the village via the A507. Furthermore, neighbouring village Arlesey is served by a train station.

The property is situated at Bury Farm, an attractive office development to the east of the village, off Mill Lane. Bury Farm consists of 11 former agricultural buildings that have been subject to conversion to office accommodation in the early 2000's.

DESCRIPTION

Unit 10 is arranged over ground and first floor, totalling 2,511 SqFt (233.28 m²). The building retains many of its original features including timber beams and exposed brick walls, although provides a predominantly open plan layout and modern specification.

- Carpet tiles.
- Suspended ceiling.
- CAT II lighting.
- Skirting trunking.
- Meeting/conference rooms.
- Kitchenette.
- WC facilities (including disabled).
- **13 parking spaces.**

TERMS

The property is available upon a new Full Repairing & Insuring (FRI) lease for **£25,000** per annum exclusive.

The estate service charge is approximately £360 per month.

RATEABLE VALUE

The Rateable Value for the subject property is £39,750 (please note this is not rates payable). Further information is available at www.tax.service.gov.uk

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable.

VIDEO-TOUR

[Click here](#) to watch a video-tour for the subject premises.

VIEWING

For further information or an appointment to view, please contact sole letting agency S.R. Wood & Son Ltd.
www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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