

## TO LET Light Industrial Unit with Showroom/Office Space



1,261 sq ft (117.12 sq m)

13a Old Bridge Way, Shefford, SG17 5HQ



Shefford Town Centre  
approx. 0.1 miles



Good access to the A1, A6  
and A507



Arlesey Railway Station  
approx. 3.5 miles



Ladies & Gents WC  
Facilities, Kitchen Facilities,  
Ground and First Floor  
Offices



On Site Parking



Leasehold: £12,500 per  
annum exclusive



## Location

- The property is located on Old Bridge Way.
- Good access to the A1, A6 and A507
- Walking distance to Sheffield town centre



## Description

- End of terrace light industrial unit with showroom/office space, parking and roller shutter loading access.
- The unit would be suitable for various business types and is presented in good condition.
- Available to lease on new terms from May/June 2019



## Specification

- Parking for 3 Vehicles
- Kitchen and WC
- Ground and First Floor Offices/Showroom
- Good Roadside Prominence
- Town Centre Location
- Good Access to the A1
- EPC Rating



## Floor Area (Gross Internal Area)

The property has been measured in accordance with the RICS Property Measurement Standards (Second Edition)

Ground Floor:	86.29 sq m	929 sq ft
First Floor:	30.83 sq m	332 sq ft
Total:	117.12 sq m	1,261 sq ft

Areas quoted are approximate and should not be held as 100% accurate.



## Terms

- Leasehold: £12,500 per annum exclusive
- VAT: Applicable at the appropriate rate
- The lease will be for the front section of the unit as the rear will be occupied by the landlords joinery business.



## Business Rates

- Current Rateable Value: £8,300

Interested parties are advised to make their own enquiries.



## Viewing

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