XD Kirkby Diamond

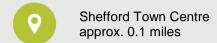
TO LET Light Industrial Unit with Showroom/Office Space



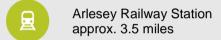








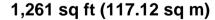




Ladies & Gents WC
Facilities, Kitchen Facilities,
Ground and First Floor
Offices



Leasehold: £12,500 per annum exclusive



13a Old Bridge Way, Shefford, SG17 5HQ

XD Kirkby Diamond



Location

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