





Unit 5 Brewers Yard, Ivel Road, Shefford, Bedfordshire, SG17 5GY

-  £25,000 per annum
-  1,567 Sq Ft / 145.57 Sq M
-  The Property comprises a mid-terrace, purpose-built office building within Class E use, arranged over ground, first and mezzanine levels. Newly modernised throughout, it offers well-presented, ready-to-occupy accommodation with a flexible layout, air conditioning, WC facilities and a fitted kitchenette, creating a comfortable and practical working environment.
-  Externally, the Property benefits from two allocated parking spaces to the front, providing convenient on-site parking for staff and visitors. The accommodation is well suited to office and professional service occupiers seeking a modern, self-contained commercial premises in a presentable and accessible setting.



Unit 5 Brewers Yard, Ivel Road, Shefford, Bedfordshire, SG17 5GY

Location

The Property is situated within Brewers Yard, a small commercial courtyard development in the town of Shefford. The location provides a well-established business setting comprising a mix of office and commercial occupiers, offering a professional yet accessible working environment. Shefford is an attractive and growing market town in Central Bedfordshire, benefiting from a range of local amenities including cafés, convenience retail and everyday services within walking distance.

Terms & Tenure

The premises are to be let by way of a new lease at a rental of £25,000 per annum exclusive.

Accommodation

Ground Floor - 665 sq ft

First Floor - 665 sq ft

Mezzanine - 237 sq ft

Rates

Rateable Value £18,000. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is E.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position,

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

Sean Sumbillo sean.sumbillo@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk