

FOR SALE

700 Sq Ft (65.03 Sq M)

- › Quality finishes and fittings
- › Double glazed windows.
- › High Fibre Broadband connection.
- › Private Reception area, Kitchen and Toilet facilities.
- › Allocated Private Car Parking 5 spaces.

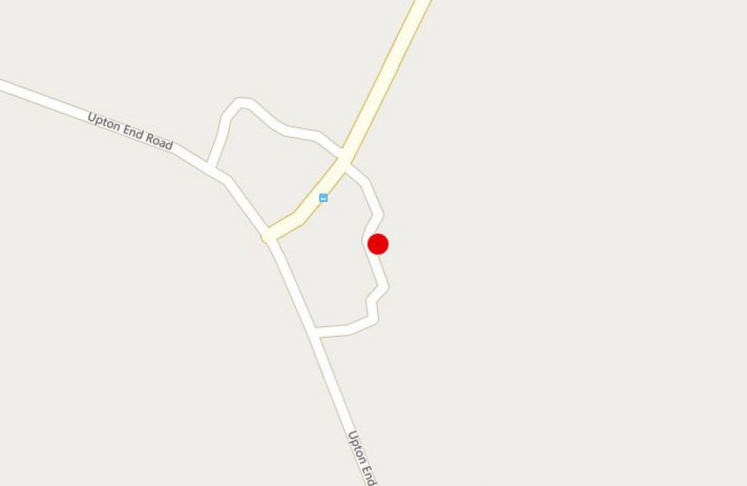


The Plough Barn

Upton End Farm Business Park, Meppershall Road, Shillington, Hitchin, SG5 3PF

Contact: Joshua Parelo or Chris Richards
Tel: 01234 905128
eddisons.com





Location

- Located on the Upton End Road and Meppershall Road approximately 6 miles (9.65 km) northwest of Hitchin and is conveniently located close to the A600, A507 and A6, making it readily accessible to Milton Keynes, Bedford, Hitchin, Luton and the national motorway network. Thameslink rail services are available from Flitwick to the west, while WAGN services available from Arlesey and Hitchin.
- 3.1 miles from the A600.
- 3.8 miles from the A6.
- 8.1 miles from Flitwick Town & Train Station.

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 Google Maps

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Description

- The Upton End Farm Business Park is an attractive development of seven 18th Century Grade 2 Listed Barns arranged around a secluded courtyard on a site of 1.5 acres.
- The Plough Barn has undergone total restoration and refurbishment to a very high standard to provide an individual office building retaining many of the original features including exposed timber beams and historic brickwork.

Terms

Available Freehold for offers in excess of £225,000.
VAT is not applicable.
All terms of the Business Park apply by the Estate Landlord.



Accommodation (Gross Internal Area*)

Total	65.03 SQ M	700 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: Not required as Listed Building

Business Rates: The Rateable Value is £10,200. For the rates payable, please contact www.voa.gov.uk

Service Charge: Available upon request

Estate Charge: Available upon request

Contact:

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