

TO LET

1,275 Sq Ft (118.45 Sq M)

- › Industrial/storage unit offering versatile accommodation
- › Benefiting from a full-height roller shutter loading door with a separate personnel entrance
- › Connected to mains electricity with power and lighting installed

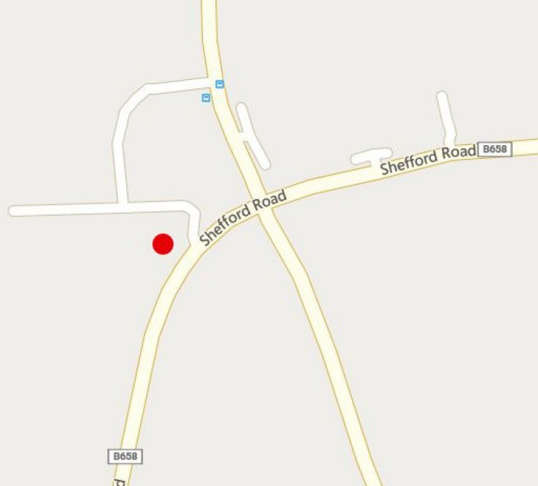


Unit 15 Stanford Farm

Stanford, Bedfordshire, SG18 9JD

Contact: Joshua Parelo or Nathan George
Tel: **01234 905128**
eddisons.com





Location

- Located at Stanford Farm, Stanford, Bedfordshire, within an attractive rural setting forming part of the wider Southill Estate.
- Conveniently situated close to Shefford, providing access to a range of local amenities, services, and workforce catchment areas.
- Excellent road communications via the nearby B658 and A1, offering convenient connections to Bedford, Biggleswade, Hitchin, Stevenage, and the wider regional motorway network.
- Well positioned for occupiers seeking a rural business location while maintaining accessibility to major commercial centres across Bedfordshire, Hertfordshire, and Cambridgeshire.



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Description

- Industrial/storage unit extending to approximately 1,275 sq ft, offering versatile accommodation suitable for storage, workshop, light industrial, and business uses (subject to any necessary consents).
- Benefiting from a full-height roller shutter loading door together with a separate personnel entrance, facilitating efficient access for vehicles, equipment, and day-to-day operations.
- Connected to mains electricity with power and lighting installed, together with access to an external water supply and shared WC facilities on site.

Terms

Available by way of a new IRI lease for a term to be agreed at a rent of £12,000.

Accommodation (Gross Internal Area*)

Total	118.45 SQ M	1,275 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

Business Rates: The rateable value is £8,700. For the rates payable please contact us or www.voa.gov.uk

Contact:

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