



- Town Centre Location
- Self-contained offices
- Kitchen and WC facilities
- 2 Car Parking Spaces
- 2 Meeting Rooms
- Open Plan Office Accommodation

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30 High Street, Shefford, Bedfordshire, SG17 5DG

Town Centre Offices

Approx. 848 Sq Ft (78.78 Sq M)

**To Let**

# 30 High Street, Shefford, Bedfordshire, SG17 5DG



## Description

Rarely available first floor office in the centre of Shefford Town Centre. The property benefits from a large open plan area with the addition of separate meeting rooms/directors office. The property has the benefit from its own entrance, UPVC double glazing, electric storage heating and 2 parking spaces to the rear.

## Location

Shefford is located on the A507 Baldock to Ampthill Road at a point where it crosses the A600 approximately midway between Hitchin and Bedford. Access to junction 10 of the A1(M) is approximately 7.5 miles to the east with junction 13 of the M1 approximately 15 miles to the west.

## Floor Area

First Floor Office	848 Sq Ft	78.78 Sq M
<b>Total</b>	<b>848 Sq Ft</b>	<b>78.78 Sq M</b>

## Rent

£10,550 per annum exclusive

## Terms

Available by way of a new internal repairing and insuring lease.

## Business Rates

From verbal enquiries, we understand the current rateable value is £9,600. This property should qualify for small business rates relief.

## VAT

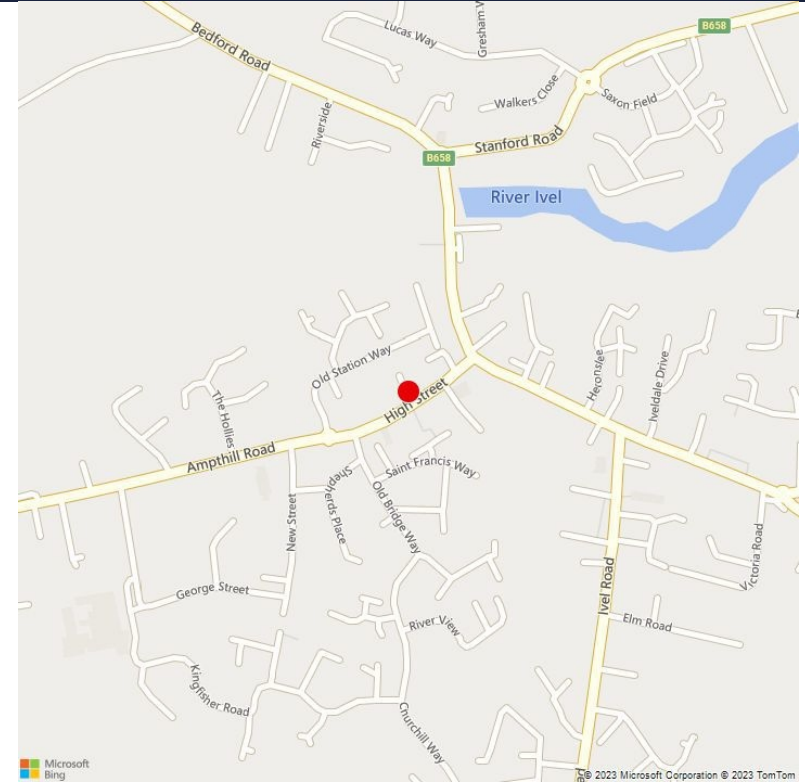
This property is subject to VAT. We understand that the property is not elected for VAT and therefore is not payable in this instance

## Energy Performance Rating

C-73

## Legal Costs

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



## Viewings

Strictly by appointment via the sole agents - Aitchison Raffety  
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Hugo Harding - hugo.harding@argroup.co.uk,  
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