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Property Consultants: Commercial Agency:
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TO LET
WORKSHOP PREMISES
Unit 1 The Old Glasshouse
Manor Farm
Broom
Bedfordshire SG18 9NW



Internal Floor Area 810 sq.ft. (75 sq.m)

- **Available from 1st August 2025**
- **Quiet location**

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A list of directors and chartered surveyors is available from the registered office.

Company Registration No. 3445835

Unit 1, The Old Glasshouse Manor Farm, Broom SG18 9NW

LOCATION

The premises are near to the A1 for easy access and about 4km (2 ½ miles) from Biggleswade.

DESCRIPTION

The unit is reached through an open farmyard which provides additional security. The double entrance doors are 8ft. x 8ft. (2.43m x 2.43m) with an eaves height of 9ft. (2.74m) and a ridge height of 14ft. (4.26m). The building is of steel frame construction with a steel truss roof and cladding of steel sheeting. There is a small kitchenette with sink. Shared toilet facilities are separate from the building close by.

ACCOMMODATION

Area: 37ft x 22ft 810sq. ft (75 sq,m)

SERVICES

Mains electricity 3 phase connection and water connected.

TENURE

The premises are offered on a standard agreement for a 3-year lease term at a rent of £5,600 pa exclusive.

LEGAL COSTS

The ingoing tenant to cover the costs of a standard agreement.

VIEWING

Strictly by appointment with the agents Cliftons 01767 312131 or 600111

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