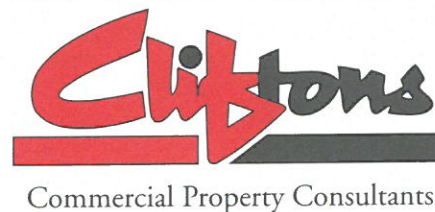


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## TO LET LIGHT INDUSTRIAL PREMISES

UNIT 2  
MANOR FARM  
HIGH STREET  
SUTTON  
BEDFORDSHIRE SG19 2ND



**3,328 sq.ft. (309.1 sq.m)**

- Superb Premises
- Excellent setting
- Brick Construction

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A list of directors and chartered surveyors is available from the registered office.  
Company Registration No. 3445835

## **Unit 2, Manor Farm, Sutton, Bedfordshire SG19 2ND**

### **LOCATION**

The premises are located central to the village in a very pleasant rural setting with good access to the premises off the High Street. Sutton is an attractive village with access onto the Potton and Biggleswade road with Biggleswade about 3km to the south west, which has a connection to the main line railway into London, and also junction with the A1. A southerly connection to the A1 south of Biggleswade at the new Langford overpass is about 7km distant.

### **DESCRIPTION**

The premises comprise a fully refurbished building of brick construction. The building has new insulated roof with integral translucent roof lights. The unit has toilet facilities and an office. The eaves height is 11'11" (3.62m) and the ridge height 16'10" (5.13m). The access is via roller shutter doors about 11'3" wide x 9'4" high (3.429w x 2.84h) with clear open space internally.

### **ACCOMMODATION**

|             |              |             |
|-------------|--------------|-------------|
| Unit 2      | 3,328 sq.ft. | (309.1sq.m) |
| Office area | 120 sq.ft.   | (11.15sq.m) |



### **SERVICES**

Mains electricity is connected together with a mains water supply. The drainage is to a private system.



## **Unit 2, Manor Farm, Sutton, Bedfordshire SG19 2ND**

### **RATES**

Rateable value      £16,000

### **TENURE**

The premises are offered leasehold on a standard commercial style of lease at a length of term to be agreed by discussion.

### **RENT**

Unit 2              £26,750

*Additionally are three containers on site which can be included as part of this letting at £140 each per month.*

### **POSSESSION**

By discussion upon completion of legal documentation.

### **LEGAL COSTS**

Both parties to bear their own legal costs.

### **VAT**

Value added tax will be payable on the rent or other charges or payments. Intending tenants must satisfy themselves as to the applicable VAT position, if necessary taking appropriate professional advice.

### **EPC**

New EPC to be undertaken.



**Unit 2, Manor Farm, Sutton, Bedfordshire SG19 2ND**



## Unit 2, Manor Farm, Sutton, Bedfordshire SG19 2ND

### VIEWING

Further information: Cliftons 01767 312131 or 600111

