

# TO LET

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## AREA



Unit 2	74.42 sq.m	801	sq.ft
Unit 3	47.94 sq.m	516	sq.ft
Unit 4	44.69 sq.m	481	sq.ft

## ANNUAL LEASE



Unit 2	£8,010
Unit 3	£5,160
Unit 4	£4,810

## SPECIFICATION



3 Ground floor converted barn office suites fitted with:

- 3 Compartment perimeter trunking
- Disabled access
- Toilets suitable for disabled users
- Double glazed windows
- Allocated and visitor parking
- Kitchen area
- EPC rating C

## TERMS



- Length of lease negotiable
- Lease excludes service charges
- VAT: Applicable
- Floor spaces are approximates, and should not be held as 100% accurate

## BUSINESS RATES



- Rateable value: Interested parties are advised to make their own enquiry

## LOCATION



Located adjacent to the A1 at Lower Caldecote near Biggleswade. The venue boasts excellent access to London, Bedford, Cambridge, Peterborough and Milton Keynes, situated withing 100 acres of mature lakes and woodland.



## VIEWING

Sue Worboys  
07961 428514

[sue@manorfarmfishing.co.uk](mailto:sue@manorfarmfishing.co.uk)