



Estate Office, Southill Park, Biggleswade,
SG18 9LJ

Telephone: 01462 813 209

Email: enquiries@southillestate.co.uk

www.southillestate.co.uk

Unit 5 Gracious Farm, Southill, Bedfordshire, SG18 9JB

TO LET

£36,000 per annum

(£3,000pcm)

Commercial industrial unit

Location:

This Unit is located in a secure setting with a set of electric gates on entry, and padlocked set of robust metal gates next to the premises.

Building:

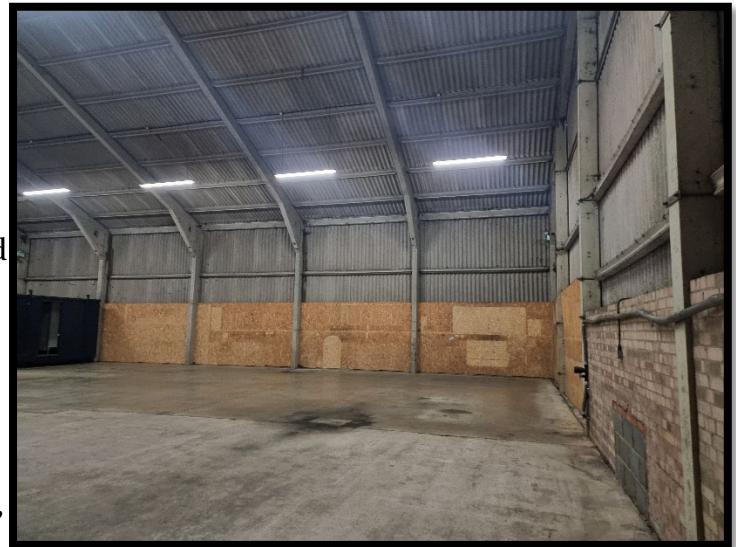
This building is rendered and roofed with brick and corrugated asbestos fibre cement and has a concrete floor. The premises are 4,350sqft and are suited for various work/storage purposes.

Amenities:

Electricity, 2 roller shutter doors, a personnel door, internal WCs and parking for two + vehicles externally.

Lease:

Available on a new Lease contracted outside of 'The 1954 Landlord and Tenants Act'. Minimum term two years and maximum three years, with the option to renew (unless it is for domestic storage, in which case the tenancy will go onto a rolling contract after a fixed term).





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Rent:

A deposit of two months' rent will be payable prior to commencement of the Tenancy.

Rent for this unit £3,000pcm, payable by monthly bank standing order.

Tenant to pay all own utility charges and business rates, where applicable.

Applications:

If this unit is of interest to you, please contact us to arrange a viewing. You can either email at enquiries@southillestate.co.uk or call us on 01462 813209

Please note: Viewings are carried out at your own risk. Vacant properties can be hazardous. Beware of slip/trip hazards, naked wires, sharp surfaces and poorly lit spaces etc. Do not interfere with plumbing or wiring installations etc. Children are to be under the charge of accompanying adults and must be supervised at all times. Please note that a viewing does not guarantee a tenancy.



