



- + FOR SALE
- + Character Offices - The Plough Barn
- + Quality finishes and fittings
- + 65 sq m / 700 sq ft
- + Allocated Private Car Parking
- + Great access to Milton Keynes, Bedford and Luton



**£275,000 for the Freehold**

**FOR SALE**

**The Plough Barn, Upton End Farm Business Park, Shillington,  
Hitchin, Hertfordshire SG5 3PF**

## The Plough Barn, Upton End Farm Business Park, Meppershall Road, Shillington, Hitchin, SG5 3PF

### Description

#### FOR SALE - Character Offices - The Plough Barn

The Upton End Farm Business Park is an attractive development of seven 18th Century Grade 2 Listed Barns arranged around a secluded courtyard on a site of 1.5 acres. The Plough Barn has undergone total restoration and refurbishment to a very high standard to provide an individual office building retaining many of the original features including exposed timber beams and historic brickwork.

#### The Plough Barn.

The total floor area is 700 sq ft (65 sq m). This is provided for guidance purposes only and calculated on a gross internal basis.

The individual building will benefit from the following:

- \*Quality finishes and fittings.
- \*Double glazed windows.
- \*Category 2 lighting.
- \*High Fibre Broadband connection.
- \*Category 5 structured cabling.
- \*Gas central heating.
- \*Private reception area, kitchen and toilet facilities.
- \*Allocated private car parking 7 spaces.
- \*Open views and natural landscaping to compliment the location.

### Location

Upton End Farm Business Park is located on the Upton End Road and Meppershall Road approximately 6 miles (9.65 km) northwest of Hitchin and is conveniently located close to the A600, A507 and A6, making it readily accessible to Milton Keynes, Bedford, Hitchin, Luton and the national motorway network. Thameslink rail services are available from Flitwick to the west, while WAGN services available from Arlesey and Hitchin.

### Terms and Tenure

Available Freehold terms upon application. All terms of the Business Park apply by the Estate Landlord.

### Services

We understand that mains electricity, gas and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes. N.B. It is the responsibility of the proposed purchaser to satisfy themselves as to their operation / condition.

### Service Charge

Details available upon application.

### Estate Charge

Details available upon application.

### Business Rates

From information obtained from the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) the office suites at The Plough Barn have a current rateable value of £10,200. Small Business Rate Relief applies, so, subject to status, business rates may not be payable i.e. if an occupier has no other business premises.

### Planning

We understand the the premises benefit from Class E use. It is the proposed purchaser's responsibility to fully satisfy themselves in this instance by contacting the local authority.

### VAT

We understand that No VAT is applicable on the Sale.

### Viewings

Further information and viewing strictly by appointment via Estate Agents.

**To arrange a viewing, please call:  
Bedford Commercial  
01234 351000 option 2**



## Land and Property Professionals

**Unit 1, Highfield Court,  
Highfield Road, Oakley,  
Bedford, MK43 7TA**

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