

# TO LET



**6A & 6B Northfield Farm, Great Lane, Clophill, Bedford,  
MK45 4DD**

**1,998 SqFt (185.62 SqM)**

**£24,000 Per Annum Exclusive**

Established Light  
Industrial/Storage Unit On  
Secure Rural Site

- Roller Shutter Loading Door
- New Concrete Floor
- WC Facilities
- Allocated Parking

## Location

The premises are located on Northfield Farm in Clophill which is a small village to the south of Bedford and provides easy access to the A421 Bedford Bypass.

## Description

An established light industrial unit with large roller shutter door, wc facilities, lighting and 3 phase electric supply.

The unit has just been refurbished including a new concrete floor and re-wiring.

Positioned within a private industrial/commercial estate with allocated parking to the side.

## Terms

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rent of £24,000 per annum exclusive.

## VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Business Rates

Rateable Value – 6A - £4,150  
6B - £5,800

Interested parties are advised to contact the relevant Local Authority.

## Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

| Accommodation | Sq M   | Sq Ft |
|---------------|--------|-------|
| Ground Floor  | 185.62 | 1,998 |

Areas quoted are approximate and should not be held as 100% accurate.

## Service Charge

The landlord collects an estate service charge for communal services such as site security and maintenance of shared facilities. The current service charge cost is £75 per week plus VAT.

## EPC

TBA

## Viewings

For viewings and further information please contact:

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