

**TO LET** Due to relocation



**Land at Junction 13, (Easymix Concrete Site) MK43 0UT**

**0.67 Acres (0.27 Hectares)**

**£115,000 Per Annum Exclusive**

Bedford Road  
Husborne Crawley  
MK43 0UT

## Location

The subject site is located just off Bedford Road, close to the main Junction 13 of the M1 Motorway. There are two gated accesses onto Bedford Road, one of which is currently used, the second access could be opened up should an occupier require this.

## Description

The site is mainly concreted throughout and is a slightly irregular shape with a change in levels. There are two cabins on-site that provide ancillary accommodation i.e. offices and stores. There are also WC facilities on-site served via a septic tank.

We understand that the site benefits from a B8 consent.

## Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £115,000 per annum exclusive.

## VAT

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

## Business Rates

Rateable Value – £TBC

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	Acres	Hectares
Land	0.67	0.27

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

## EPC

TBA

## Viewings

For viewings and further information please contact:

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