

# TO LET



Northfield Farm  
Great Lane  
Clophill  
Beds MK45 4DD

Modern Warehouse Unit On  
Secure Rural Site  
2,372 SqFt (220.39 SqM)

- Roller Shutter Loading Door
- Allocated Parking
- Mezzanine Floor

## Location

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

## Description

A newly built warehouse unit with roller shutter loading door and extensive mezzanine for additional storage.

The unit comes with 3 parking spaces, access to communal wc and basic power and lighting.

## Terms

The premises are to be let on a new full repairing and insuring lease for a term of 3 years at a rent of £22,500 per annum exclusive.

The tenant will be required to pay a 3 month rent deposit.

## VAT

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

## Business Rates

Rateable Value - £TBA

Interested parties are advised to contact the relevant Local Authority.

## Service Charge

The landlord collects an estate service charge of £300 per month for the provision maintenance and repair of the common areas and facilities.

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## Floor Area (NIA/GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 6<sup>th</sup> Edition

| Accommodation   | Sq M          | Sq Ft        |
|-----------------|---------------|--------------|
| Ground Floor    | 125.33        | 1,349        |
| Mezzanine Floor | 95.06         | 1,023        |
| <b>Total</b>    | <b>220.39</b> | <b>2,372</b> |

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

## EPC

Not required.

## Viewings

For further details please contact;

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