

TO LET



Storage Yard
Brookfield Farm
The Ridgeway
Blunham
MK44 3PH

0.44 Acres
19,181 SqFt (1,782 SqM)

- Secure, gated storage yard.
- Compacted granite chipping surface.
- Power and water available.

Location

The site is located just off The Ridgeway in close proximity to its junction with the A603. The A1 roundabout junction with the A603 is 1.4 miles whilst Bedford is 6 miles to the west.

Description

The site is secured with bunding to perimeter and accessed from a private road leading to Brookfield Farm, which is also gated.

The yard is surfaced to approx. 1m deep with granite chippings which are compacted.

There are power and water facilities available at the perimeter edge of the site, though no independent supplies of either are as yet connected.

Terms

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a quoting rent of £45,000 per annum exclusive.

VAT

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

Business Rates

Occupiers should make their own enquiries via the relevant Local Authority

DISCLAIMER

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP

Floor Area (GIA)

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

| Accommodation | Sq M | Sq Ft |
|---------------|-------|--------|
| Storage yard | 1,782 | 19,181 |

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

Service Charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities which is included within the rental charge.

Viewings

For further details please contact;

Diccon Brearley

01234 905133

diccon.brearley@kirkbydiamond.co.uk

Nathan George

01234 905134

nathan.george@kirkbydiamond.co.uk

