

TO LET / MAY SELL



**Weighbridge Barn, Greensbury Farm, Thurleigh Road
Bolnhurst, Bedford MK44 2ET**

3,823 (355.15 SqM)

**£30,000 Per Annum Exclusive
Offers In The Region Of £495,000
Exclusive**

**Workshop/Warehouse With
Office/Showroom**

- Single & 3 Phase Electrics
- On Site Parking
- Eaves Height 3.04m (10ft)
- Good access To The A6 & A1

Location

The building is located within the Greensbury Farm Estate situated on the Bolnhurst to Thurleigh Road with quick access to the A6, B660 and the A1.

Bedford town is approximately 8 miles away and other neighbouring towns of St Neots and Rushden are within easy reach.

Description

The unit comprises a detached workshop/warehouse with office/showroom to the front plus additional mezzanine office and welfare facilities.

Loading is to the rear via a metal roller shutter door and externally there are parking areas and a small yard to the rear.

Suitable for various types of users and available from January 2025.

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 £30,000 per annum exclusive.

The premises can be sold freehold with vacant possession at offers in the region of £495,000 exclusive.

VAT

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

Accommodation

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

Accommodation	Sq M	Sq Ft
Ground Floor	327.73	3,528
Mezzanine	27.42	295
Total	355.15	3,823

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

Business Rates

Rateable Value – £16,500

Interested parties are advised to contact the relevant Local Authority.

EPC

TBA

Viewings

For viewings and further information please contact:

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