

TO LET

1,904 Sq Ft (176.88 Sq M)

- › Single Phase Electrics
- › New Lighting
- › Sliding Timber Loading Doors
- › Storage Or Artisan Manufacturing



The Mill Barn Medbury Farm

Medbury Lane, Elstow, Bedford, MK42 9YH



LOCATION

- The premises are located on Medbury Farm Elstow which is situated approx 3.1 miles from Bedford town centre
- Approx 3.4 miles from the mainline Bedford railway station
- Approx 1.1 miles from the A6
- Approx 1.6 miles from the A421 Bedford Bypass

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Google Maps

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DESCRIPTION

- The barn is traditionally built of brick walls beneath a substantial timber framed pitched roof with clay roof tiles
- Single phase electrics (A 3 phase connection is available)
- Double timer sliding doors
- The landlord will consider installing a new loading door

TERMS

The premises are to be let on new internal repairing and insuring lease for a term to be agreed at a rental of £20,000 per annum exclusive.

The building is not assessed for Business Rates, but should it become liable, payment will be the responsibility of the tenant.

ACCOMMODATION

Ground Floor Storage	145.11 SQ M	1,562 SQ FT
Ground Floor Possible Office	31.77 SQ M	342 SQ FT
Total	176.88 SQ M	1,904 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Business Rates: Currently not assessed, but please contact www.voa.gov.uk for further information.

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