

# 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

**>D** KirkbyDiamond

Contact: Diccon Brearley or Joshua Parello

Tel: 01234 905128

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## 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

/// what3words

///economies.many.wisdom

 Google Maps

[Click here](#)



## 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
<b>Total</b>	<b>176.88 SQ M</b>	<b>1,904 SQ FT</b>

\*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](http://www.voa.gov.uk) for further information.

## CONTACT:

 **DICCON BREARLEY**  
[07896 086291](tel:07896086291) [dicon.brearley@kirkbydiamond.co.uk](mailto:dicon.brearley@kirkbydiamond.co.uk)

 **JOSHUA PARELLO**  
[07951 613 205](tel:07951613205) [joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)