

# TO LET

2,062 Sq Ft (191.56 Sq M)

- › Open Storage Yards, Sizes By Negotiation
- › Fenced & Gated
- › Storage Building Available



## Land & Building

Sandy Lane, Chicksands, Shefford, SG17 5QB

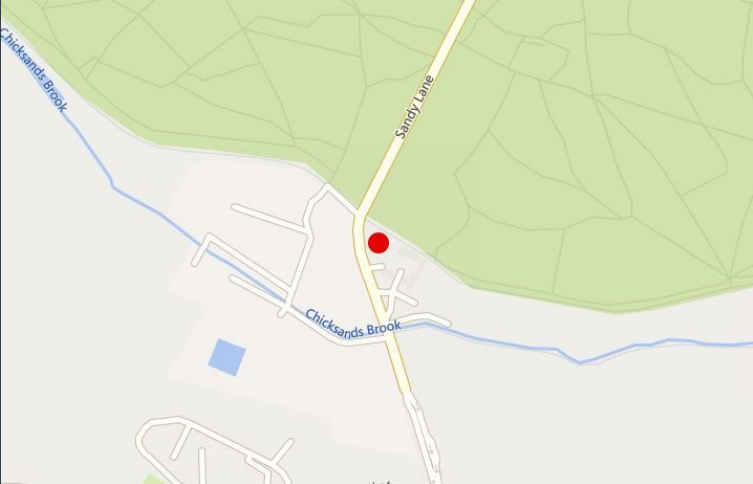
**KirkbyDiamond**

Contact: Nathan George or Diccon Brearley

Tel: 01234 905128

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





## LOCATION

- The premises are located on Sandy Lane Chicksands on a established site located to the rear of the Strictly Tables & Chairs factory
- The site is situated just off the A600 Bedford to Hitchin Road and is independently accessed

/// what3words

///seemingly.tweezers.quirky

Google Maps

Click here



## DESCRIPTION

- The site will offer a range of opportunities for secure yards to be created for individual tenant requirements
- The yards will be fenced and gated
- In addition, there is a single detached storage/light workshop building available in conjunction with a yard area or as a standalone letting
- Single & 3 phase electrics and lighting

## TERMS

The premises are available on a new full repairing and insuring lease for a rent to be agreed depending on area of land and units taken.

## ACCOMMODATION

Warehouse/Workshop	191.56 SQ M	2,062 SQ FT
Storage Land From	0.1 HECTARES	0.25 ACRES
<b>Total</b>	<b>191.56 SQ M</b>	<b>2,062 SQ FT</b>

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

**Business Rates:** The Rateable Value is £TBA per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

## CONTACT:

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