

TO LET

1,271 Sq Ft (118.08 Sq M)

- Glazed frontage to unit with roller shutters over.
- Concrete floor and three phase power.
- Wc facilities incorporated.
- Allocated parking in the external yard area.



Unit 2D

Northfield Farm, Great Lane, Clophill, Bedford, MK45 4DD

 **KirkbyDiamond**

Contact: Diccon Brearley or Joshua Parello

Tel: 01234 905128

kirkbydiamond.co.uk



LOCATION

- The premises are located on Northfield Farm in Clophill which is a small village to the south of Bedford.
- It provides easy access to the A6 within 2 miles and to the A421 Bedford Bypass within 6.2 miles.
- Closest railway station is Flitwick Mainline providing access from Bedford to the north and to Kings Cross St Pancras to the south.
- Established and secure location with gated access.
- Clophill provides easy access onto the A507 connecting Ampthill to the west with the A1 at Baldock.

 what3words

///lifetimes.spirit.campus

 Google Maps

Click here



DESCRIPTION

- The property is an established light industrial/storage and office unit located in a courtyard of former agricultural units.
- The premises have been modernised to provide a good sized office, WC and kitchenette.
- The property benefits from an electric roller shutter loading door and loading area to the front..
- The premises would suit a variety of industrial/warehousing/office based users .
- The property benefits from a recently replaced roof covering of insulated profile sheet.

TERMS

Available by way of a new effective FRI lease for a term to be agreed at a rent of £ 23,000 per annum exclusive. VAT is payable

ACCOMMODATION (Gross Internal Area*)

Unit 2D	118.08 SQ M	1,271 SQ FT
Total	118.08 SQ M	1,271 SQ FT

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

Service Charge: There is a contribution towards common part and external repair and maintenance.

CONTACT:

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