

# TO LET

1,361 Sq Ft (126.44 Sq M)

- Electric Roller Shutter Doors
- Allocated Parking
- Office & Welfare Facilities



## Unit 2 Sadler Court

Greensbury Farm, Thurleigh Road, Bolnhurst, Bedford, MK44 2ET

**>D** KirkbyDiamond

Contact: Nathan George or Diccon Brearley

Tel: 01234 905128

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



## LOCATION

- The premises are located in a semi rural position between the north Bedfordshire villages of Thurleigh and Bolnhurst approximately 7 miles from Bedford town centre
- The location provides easy access to the A6 approximately 3 miles to the west and the A1 approximately 7 miles to the east

 what3words  
///manhole.gain.shackles

 Google Maps  
Click here



## DESCRIPTION

- A newly built warehouse/light industrial unit. Constructed to a high specification and benefitting from electric roller shutter door, office, tea station and wc facility
- Externally there is allocated parking and the unit forms part of a small development in a private location

## TERMS

The property is available to lease by way of a new full repairing and insuring lease for a term to be agreed at a rent of £17,000 per annum

## ACCOMMODATION

<b>Total</b>	<b>126.44 SQ M</b>	<b>1,361 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: A-15**

**Service Charge:** The landlord collects a service charge for the provision and maintenance of common areas and facilities

## CONTACT:

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