

TO LET

2,718 Sq Ft (252.5 Sq M)

- › Newly Refurbished
- › Electric Roller Shutter Door
- › Ample On Site Parking
- › Available October 2025



Unit 5 Sadler Court

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

Contact: Nathan George or Diccon Brearley
Tel: 01234 905128
eddisons.com





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](#)

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Description

- A newly refurbished warehouse/light industrial unit available to lease from October 2025. 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 £26,000 per annum

Accommodation

Total	252.5 SQ M	2,718 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B-44

Business Rates: The Rateable Value is £10,500 per annum. For the rates payable, please contact www.voa.gov.uk.

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

Contact:

NATHAN GEORGE

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DICCON BREARLEY

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