

# TO LET

5,238 Sq Ft (486.61 Sq M)

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



## Unit 4 Sadler Court

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

Contact: Nathan George or Diccon Brearley

Tel: 01234 905128

[eddisons.com](http://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](https://www.what3words.com/manhole.gain.shackles)

 Google Maps

[Click here](#)



## 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 £45,000 per annum

## Accommodation

<b>Total</b>	<b>486.61 SQ M</b>	<b>5,238 SQ FT</b>
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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 £20,250 per annum. For the rates payable, please contact [www.voa.gov.uk](http://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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