

TO LET

1.7 Acres (0.69 Hectares)

- › Fenced & Gated Storage Site
- › Water, Power & Drainage Connections Available
- › Quick Access To The A6



Storage Yard B

Blackburn Hall Farm, Milton Road, Thurleigh, Bedford, MK44 2DF

Contact: Nathan George or Diccon Brearley
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eddisons.com





Location

- The yard is located at the entrance of Blackburn Hall Farm in the village of Thurleigh to the north of Bedford.
- Positioned outside of the village with immediate access to Milton Road approximately 2 miles from the A6.
- The A6 is a significant north south route that intersects with other major roads across the region, including the A421 to the south of Bedford that links the A1 at the Black Cat Roundabout to the M1 at Junction 13.

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 Google Maps

[Click here](#)

Description

- Substantial storage yard available to lease on new lease terms
- The majority of the site is hard surfaced and benefits from fenced and gated perimeter with power, water and drainage connections.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £92500. VAT is payable

Accommodation

Yard B	0.69 HECTARES	1.7 ACRES
Yard D	0.36 HECTARES	0.9 ACRES
Total	0.69 HECTARES	1.7 ACRES

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

EPC: Not required

Business Rates: The Rateable Value is £44,250 per annum. For the rates payable, please contact www.voa.gov.uk

Contact:

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