

# TO LET

1,904 Sq Ft (176.88 Sq M)

- › Single Phase Electrics
- › New Lighting
- › Sliding Timber Loading Doors
- › Storage Or Artisan Manufacturing



## The Mill Barn Medbury Farm

Medbury Lane, Elstow, Bedford, MK42 9YH

Contact: Diccon Brearley or Joshua Parello

Tel: 01234 905128

[eddisons.com](http://eddisons.com)





## Location

- The premises are located on Medbury Farm in Elstow to the south of Bedford approximately 3 miles from Bedford town centre
- The property benefits from quick access to the A421 which links the A1 at the Black Cat Roundabout with the M1 at Junction 13
- The property is also within 1 mile from the A6 which provides access to Luton approximately 17 miles to the south

 what3words

[///economies.many.wisdom](https://www.what3words.com/economies.many.wisdom)

 Google Maps

[Click here](#)

## Description

- The barn is traditionally built of brick walls beneath a substantial timber framed pitched roof with clay roof tiles
- Single phase electrics (A 3 phase connection is available)
- Double timer sliding doors
- The landlord will consider installing a new loading door and it is possible to take the adjoining stable building for additional space (subject to negotiation)

## Terms

The Mill Barn can be lease on its own at the quoting rent of £20,000 pa, or taken together with the adjoining stable block (subject to separate negotiations) which is currently linked internally.

The Stables provide an additional open plan space of approximately 2,000 sq ft, please speak to the agent for more details.

## Accommodation

Ground Floor Storage	145.11 SQ M	1,562 SQ FT
Ground Floor Possible Office	31.77 SQ M	342 SQ FT
<b>Total</b>	<b>176.88 SQ M</b>	<b>1,904 SQ FT</b>

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

EPC: Not required

**Business Rates:** The building is not assessed for Business Rates, but should it become liable, payment will be the responsibility of the tenant. Please contact [www.voa.gov.uk](http://www.voa.gov.uk) for further information.

## Contact:

DICCON BREARLEY

[07896 086 291 diccon.brearley@kirkbydiamond.co.uk](mailto:diccon.brearley@kirkbydiamond.co.uk)

JOSHUA PARELLO

[07951 613 205 joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)