

TO LET

1,155 Sq Ft (107.3 Sq M)

- › Electric Roller Shutter Loading Door
- › Concrete Floor & Electrics
- › Allocated Parking Within Shared Yard
- › Secure Site With Gated Access

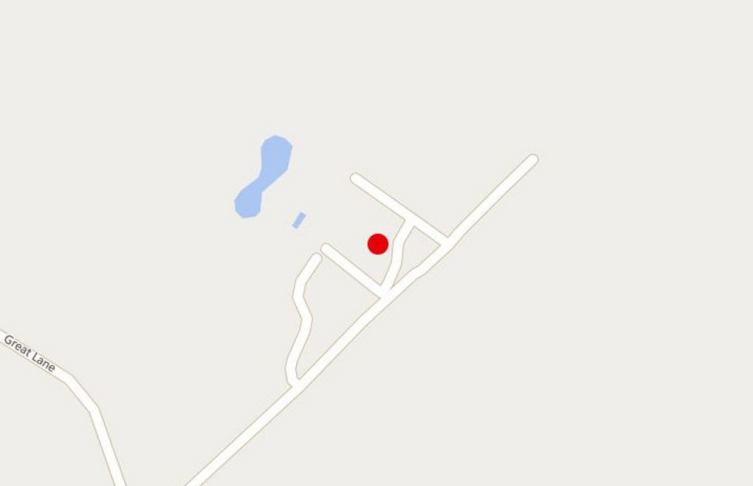


Storage Unit

Northfield Farm, Great Lane, Clophill, Bedford, MK45 4DD

Contact: Nathan George or Charlotte Beard
Tel: 01234 905128
eddisons.com





Location

- The premises are located on Northfield Farm in Clophill which is a small village to the south of Bedford. It provides easy access to the A6 within 2 miles and to A421 Bedford Bypass within 6.2 miles.
- Closest railway station is Flitwick which is Mainline from Bedford to the north and to St Pancras and Kings Cross to the south, approximately 6 miles away.
- Clophill provides access to the A507 connecting Ampthill to the west with the A1 at Baldock to the east.



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Description

- An established warehouse unit with roller shutter loading door, access to WC facilities and electric supply.
- The unit is in good condition and positioned within a private industrial estate with allocated parking, gated entrance and good access.
- Not suitable for motor trade users.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £14,000 plus VAT.



Accommodation

Total **107.3 SQ M 1,155 SQ FT**

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

Service Charge: Available upon request

Contact:

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