TO LET

5,238 Sq Ft (486.61 Sq M)

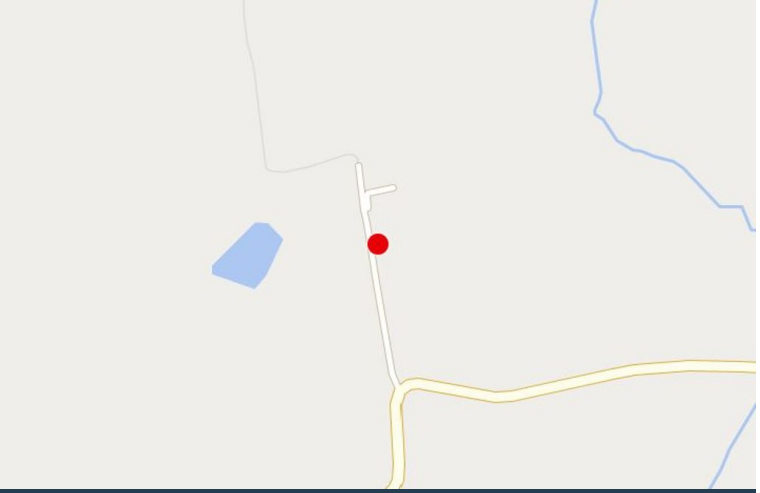
- Newly Refurbished
- Electric Roller Shutter Door
- Ample On Site Parking
- Available October 2025

Unit 4 Sadler Court

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

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

BTG Eddisons



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

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

Total	**486.61 SQ M**	**5,238 SQ FT**

*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.

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

Contact:

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