TO LET

2,647 Sq Ft (245.91 Sq M)



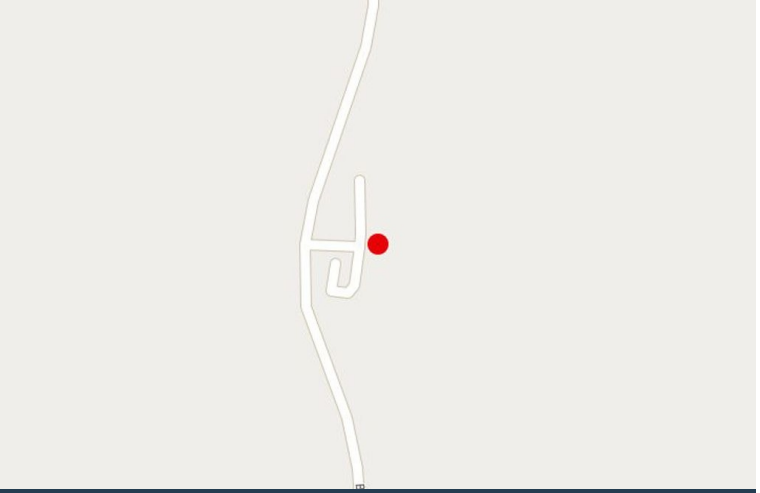
- Village location with all local amenities in proximity.
- Excellent access to Milton Keynes and Bedford.
- Proximity to both the M1 and A421.
- Suitable for multiple types of business user.
- Single and three phase electrics.

Unit 1

Perry Hill Farm, Bourne End Road, Cranfield, Bedford, MK43 0BA

Contact: Diccon Brearley or Joshua Parello
Tel: **01234 905128**
eddisons.com

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Location

- The unit is located approximately 3.1 miles from the A421 dual carriageway.
- M1 J13 is approximately 4.0 miles from the property.
- Bedford (6.4 miles) and Milton Keynes (8.6 miles).
- Milton Keynes and Bedford benefit from Mainline Railway Stations.
- The A422 is approximately 2.7 miles whilst the A6 is 7.8 miles.

what3words

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Google Maps

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Description

- Industrial/warehouse unit located within a rural setting with parking provision.
- The unit provides for single and three phase electrics and is suitable for a wide variety of uses.
- Single storey facility providing electric full height roller shutter door.
- Excellent natural lighting provision via windows and daylighting panels.

Terms

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rental of £28,000 per annum exclusive.

Accommodation (Gross Internal Area*)

Ground floor industrial/warehouse	**245.91 SQ M**	**2,647 SQ FT**
Total	**245.91 SQ M**	**2,647 SQ FT**

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

EPC: The unit has no internal heat source.

Business Rates: To be assessed.

Contact:

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