TO LET

732 Sq Ft (68 Sq M)



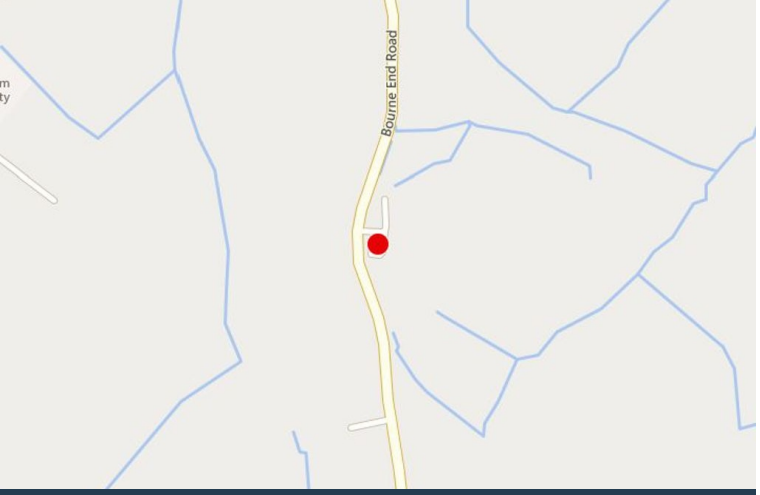
- Village location with all local amenities in proximity.
- Excellent access to Milton Keynes and Bedford.
- Proximity to both the M1 and A421.
- Suitable for multiple types of business user.
- Single and three phase electrics.

The Old Brewery

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

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

BTG Eddisons







Location

- Character office/workshop located on Perry Hill Farm in Cranfield, in a quiet rural location.
- Cranfield is situated close to the M1 (J13 is 6.9 miles).
- Bedford (6.4 miles) and Milton Keynes (8.6 miles).
- Milton Keynes and Bedford benefit from Mainline Railway Stations.
- Cranfield University 1.8 miles.

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Description

- Character unit located within a courtyard 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 office/workshop along with wc and kitchen facilities.
- Excellent natural lighting provision via large windows.

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 £9,500 per annum exclusive.

Accommodation (Gross Internal Area*)

Total	**68 SQ M**	**732 SQ FT**

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

EPC: E (119)

Contact:

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