

TO LET

1,361 Sq Ft (126.44 Sq M)

- Electric Roller Shutter Doors
- Allocated Parking
- Office & Welfare Facilities



Unit 2 Sadler Court

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



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 built warehouse/light industrial unit. 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 £17,000 per annum

ACCOMMODATION

Total	126.44 SQ M	1,361 SQ FT
-------	-------------	-------------

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

EPC: A 15

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

CONTACT:

 **NATHAN GEORGE**
07741 261890 nathan.george@kirkbydiamond.co.uk

 **DICCON BREARLEY**
07896 086291 diccon.brearley@kirkbydiamond.co.uk

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP