

TO LET

2,372 Sq Ft (220.36 Sq M)

- Roller Shutter Loading Door
- Allocated Parking
- Mezzanine Floor



Northfield Farm

Great Lane, Clophill, Bedford, MK45 4DD

KirkbyDiamond

Contact: Charlotte Beard or Joshua Parello

Tel: 01234 905128

kirkbydiamond.co.uk



LOCATION

- The property is located on Northfield Farm in Clophill which is a small village to the south of Bedford and provides easy access to the A421

/// what3words

///recap.hope.mush

Google Maps

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DESCRIPTION

- A newly built warehouse unit with roller shutter loading door and extensive mezzanine for additional storage
- The unit comes with 3 parking spaces, access to communal wc and basic power and lighting

ACCOMMODATION

Ground Floor	125.32 SQ M	1,349 SQ FT
Mezzanine	95.04 SQ M	1,023 SQ FT
Total	220.36 SQ M	2,372 SQ FT

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

EPC: TBA

Business Rates: The Rateable Value is £TBA per annum.
For the rates payable, please contact www.voa.gov.uk

CONTACT:



CHARLOTTE BEARD

07990 048 182 charlotte.beard@kirkbydiamond.co.uk



JOSHUA PARELLO

07951 613 205 joshua.parello@kirkbydiamond.co.uk

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