

# FOR SALE

3,823 Sq Ft (355.16 Sq M)



Workshop/Warehouse With  
Office/Showroom



Single & 3 Phase Electrics



On Site Parking



Eaves Height 3.04m (10ft)



Good access To The A6 & A1



## Weighbridge Barn


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





## LOCATION

- The building is located within the Greensbury Farm Estate situated on the Bolnhurst to Thurleigh Road with quick access to the A6, B660 and the A1
- Bedford town is approximately 8 miles away and other neighbouring towns of St Neots and Rushden are within easy reach

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 Google Maps  
Click here

## DESCRIPTION

- Detached workshop/warehouse with office/showroom and additional mezzanine office located on the outskirts of a popular north Bedfordshire village
- The units benefits from a small yard / loading area with roller shutter loading door to the rear
- Parking for approximately 4 cars to the front
- Park area and small yard to rear
- Suitable for various types of users and available from January 2025

## TERMS

The premises are available freehold with vacant possession at offers in the region of £495,000 (VAT not applicable).

## ACCOMMODATION

Ground Floor	327.75 SQ M	3,528 SQ FT
Mezzanine	27.41 SQ M	295 SQ FT
<b>Total</b>	<b>355.16 SQ M</b>	<b>3,823 SQ FT</b>

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

EPC: TBA

**Business Rates:** The Rateable Value is £16,500 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:

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