

FOR SALE

1,572 Sq Ft (146.04 Sq M)

- › Parking to front and gated yard to the rear
- › Detached vehicle workshop unit
- › Loading doors to front and side
- › Requiring modernisation
- › Suitable for alternative use (subject to planning)



208 Clophill Road
Maulden, Bedford, MK45 2AF



LOCATION

- The property is located on Maulden Road in Claphill, Bedfordshire just off the A6 between Bedford and Luton.
- Claphill is a village and civil parish in Central Bedfordshire, situated in the Flit river valley along the Greensand Ridge.
- The site benefits from immediate access to the A6 and A507 road junction, it lies approximately 3.5 miles east of Ampthill, 8 miles south of Bedford and 10 miles north of Luton.

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Google Maps

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DESCRIPTION

- A rarely available freehold workshop unit comprising entrance with office area, workshop with full width inspection pit and loading doors to front and side, gated yard area to the side and rear and WC facilities.
- The specification of the unit is dated but functional and would suit continued motortrade use or alternative uses (subject to planning).
- There are several diesel tanks and a petrol tank underground. The petrol tank has been foam filled. Further information can be supplied upon request.
- OPEN DAYS FOR VIEWINGS: 31st March. 8th April. 16th April. 23rd April between 12:00pm - 2:00pm. Please call the agent to book on to an open day.

TERMS

Available freehold. Seeking Offers In Excess of £400,000 exclusive of VAT

ACCOMMODATION

Total **146.04 SQ M** **1,572 SQ FT**

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

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