

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

Contact: Nathan George or Diccon Brearley
Tel: 01234 905128
eddisons.com





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 |
| Total | 355.16 SQ M | 3,823 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 £18,000 per annum. For the rates payable, please contact www.voa.gov.uk

Contact:

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