

TO LET

1,361 Sq Ft (126.44 Sq M)

- › Electric Roller Shutter Doors
- › Allocated Parking
- › Office & Welfare Facilities
- › Available March 2025



Unit 3 Sadler Court

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

Contact: Nathan George or Diccon Brearley

Tel: 01234 905128


eddisons.com





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](https://www.what3words.com/manhole.gain.shackles)

 Google Maps

[Click here](#)



Description

- A newly built warehouse/light industrial unit available to lease from March 2025. 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-20

Business Rates: The rateable value is £TBA. For the rates payable please contact us or www.voa.gov.uk

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

Contact:

NATHAN GEORGE

[07741 261890 nathan.george@kirkbydiamond.co.uk](mailto:nathan.george@kirkbydiamond.co.uk)

DICCON BREARLEY

[07896 086 291 diccon.brearley@kirkbydiamond.co.uk](mailto:diccon.brearley@kirkbydiamond.co.uk)