

TO LET

2,264 Sq Ft (210.33 Sq M)

- › A newly clad industrial/warehouse premises with small yard.
- › Secure and entry controlled site.
- › Full height up and over loading door.
- › Three phase electricity.

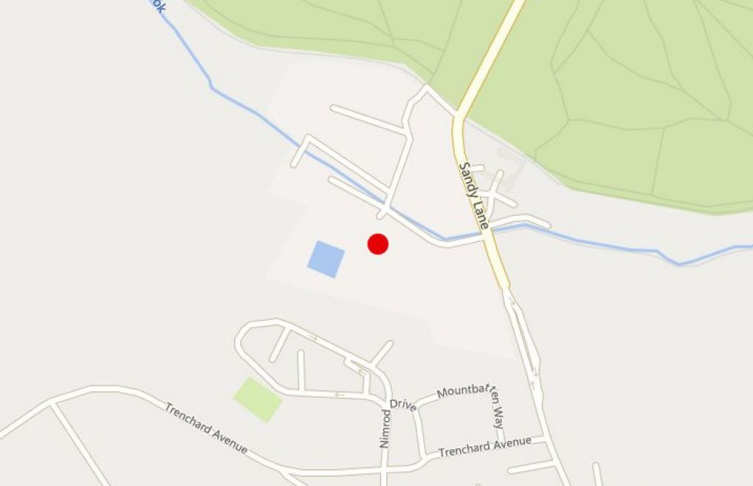


MF3

Lodge Farm, Sand Lane, Chicksands, Shefford, SG17 5QB

Contact: Diccon Brearley or Charlotte Beard
Tel: **01234 905128**
eddisons.com





Location

- The modern warehouse/industrial premises is located on an established development of former farm buildings at Chicksands.
- It is situated just off the A600, approximately 2.0 miles from the A507 and 2.1 miles from Shefford Town Centre.
- The A1M is 9.0 miles, the A6 is 5.6 miles, the A421 is 6.6 miles whilst M1 J13 is 16.6 miles and M1 J12 is 13.0 miles.
- Arlesey Train Station is 7.0 miles.

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///teaspoons.bliss.diplomats

Google Maps

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Description

- A modern industrial/warehouse premises with associated small yard.
- Situated on an established commercial site with secured entry.
- Enclosed small parking space beside the unit.
- Single and 3 phase electricity.
- Wc and kitchenette facilities attached.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £30,000 . VAT is payable.



Accommodation

Ground floor	210.33 SQ M	2,264 SQ FT
Total	210.33 SQ M	2,264 SQ FT

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

EPC: TBC

Business Rates: To be assessed. For the rates payable please contact www.voa.gov.uk.

Estate Charge: £1 per sq ft per annum exclusive.

Contact:

DICCON BREARLEY

[07896 086 291 diccon.brearley@eddisons.com](mailto:07896_086_291_diccon.brearley@eddisons.com)

CHARLOTTE BEARD

[07990 048182 charlotte.beard@eddisons.com](mailto:07990_048182_charlotte.beard@eddisons.com)

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