

# TO LET

2,922 Sq Ft (271.45 Sq M)

- Electronically operated loading door extending to 6.6m wide and 4.56m high.
- LED lighting is provided to the underside of the mezzanine and also to the mezzanine itself.
- Both single & 3 phase electrics are available.



## Dutch Barn

Northfield Farm, Great Lane, Clophill, Bedford, MK45 4DD



## LOCATION

- The premises are located on Northfield Farm, Clophill, which is situated approx 1.8 miles from the A6 providing access to Bedford to the north and the A507 to the south.
- The A507 which leads from M1 J13 to the west and to Baldock and the A1 to the east is 1.9 miles.
- The nearest railway station is in Flitwick approx 6.1 miles from the estate.
- M1 J13 is 10.4 miles from the site and the Black Cat Roundabout on the A1 is 15.5 miles.
- Bedford Town Centre is 10.3 miles from the site whilst Milton Keynes Central, is 22.2 miles.

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 Google Maps

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## DESCRIPTION

- An established storage unit constructed of insulated steel sheet walls.
- Access is via an electric roller shutter loading door 6.60m- 4.56m
- There is also a substantial mezzanine floor.
- The internal height to the apex is approximately 6.46m/21.2" and it is 2.69m/81" to the underside of the mezzanine

## TERMS

Available by way of a new effective FRI lease for a term to be agreed at a rent of £28,000.00 per annum exclusive . VAT is payable

## ACCOMMODATION (Gross Internal Area\*)

Ground Floor	174.28 SQ M	1,876 SQ FT
Mezzanine	97.17 SQ M	1,046 SQ FT
<b>Total</b>	<b>271.45 SQ M</b>	<b>2,922 SQ FT</b>

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

EPC: TBA

**Service Charge:** There is a contribution towards common part and external repair and maintenance.

## CONTACT:

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