




To Let

Unit 4, Daniel Mullen Court, Station Road, Sharnbrook, Beds, MK44 1PU

 £28,000 Per Annum

 1,892 Sq Ft / 175.77 Sq M

 The premises comprise a modern end-terrace light industrial unit situated in Daniel Mullen Court, within the village of Sharnbrook.

 The unit offers an open-plan layout with both a roller shutter door and a separate pedestrian entrance. It benefits from single and three-phase electricity, a kitchenette, and a W.C. facility. Dedicated on-site parking spaces are also available.

 Available February 2026.





For further information
please contact:

01234 341311
Graylaw House, 21
Goldington Road,
Bedford, MK40 3JY

Unit 4, Daniel Mullen Court, Station Road, Sharnbrook, MK44 1PU

Location

The premises are conveniently located in the popular light industrial estate of Daniel Mullen Court in the north beds village of Sharnbrook just 9 miles north of Bedford and very close to the A6 and A45.

The historic market town of Bedford with its attractive riverside frontage is centrally located to London, Oxford, Cambridge and Milton Keynes. Bedford is located approximately 50 miles north of London, 10 miles east from Junction 13 of the M1 motorway accessed via the A421, and 9 miles west of the A1 via the A428 and A603.

Terms & Tenure

The premises are available to lease at a rental of £28,000 per annum exclusive.

Accommodation

Approx. Net Internal Area:

Total	175.7 sq m	1,892 sq ft
Eaves Height	approx 15'4	
Apex Height	approx 21'	

Rates

Rateable Value £15,750. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is 54 - Band C.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

Alisha Fhalora alisha.fhalora@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk



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