

28 Ashby Road, Towcester, NN12 6PG  
Telephone: 01908 061989

**TO LET**  
**Unit 1**  
**Eyreswood Farm, Astwood**  
**Bedfordshire, MK43 0AU**



**OFFICES & WORKSHOP UNIT**  
**Approximately 950ft<sup>2</sup>**

Sherwill Drake Forbes for themselves and the vendors or lessors of this property whose agents they are give notice that: 1. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. 2. all descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. no person in the employment of Sherwill Drake Forbes has any authority to make or give any representations or warranty whatever in relation to this property.

### **Situation**

Located in North Buckinghamshire, 11 miles from Milton Keynes and 8 miles from Bedford.

### **Directions**

Leave junction 14 of M1 and head towards Newport Pagnell. At the roundabout take the third exit towards Wellingborough (A509) and follow the dual carriageway to the end. At the roundabout take the third exit signposted Chichley and Bedford (A422). Follow the road until you see the signpost for Astwood on your right. Follow the road into the village then take the turning on the right signposted Cranfield Road. Follow the road out of the village until you see the sign for Eyreswood Farm on your left. Follow the farm track past a couple of houses, the track bends round to the left follow it round and Unit 1 will be in front of you.

### **Description**

This unit is a brick built building, with concrete floor. It has a reception area/office, 2 main offices and a further storeroom/workshop, along with a separate toilet and kitchen. The workshop area has a roller shutter door. This would suit a new or expanding business and is suitable for office, storage and workshop use.

Eyreswood Farm is a small site with adequate parking.

### **Services**

Mains water, electricity and private drainage

### **Terms**

Rental of £1000 per month

12 month lease

2 months deposit

Hours – Monday to Friday 8am to 6pm, Saturday 8am to 1pm, nothing on Sundays or bank holidays

### **Rateable Value**

This is shown as £4500 at April 2017

### **Viewing**

Strictly by appointment with Sherwill Forbes RCD Ltd.