

TO LET

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The Mill Barn
Medbury Farm
Medbury Lane
Elstow Beds
MK42 9YH

Established Character Barn Suitable For Storage

1,904 SqFt (176.95 SqM)

- Single Phase Electrics
- New Lighting
- Sliding Timber Loading Doors
- Storage Or Artisan Manufacturing

Location

The premises are located on Medbury Farm Elstow which is situated approx. 3.1 miles from Bedford town centre, 3.4 miles from the main line railway station and only 1.1 miles from the A6 and 1.6 miles from the A421 Bedford Bypass.

Description

The barn is traditionally built of brick walls beneath a substantial timber framed pitched roof with clay roof tiles.

It has a concrete floor, single phase electrics (A 3 phase connection is available), new upgraded lighting and access by way of double timber sliding doors.

The barn would suit storage or light industrial use such as arts & crafts manufacture.

The landlord would consider installing a new loading door 2.76m-3.25m.

The internal height of the accommodation is approx. 4.00m to the underside of the roof frame and approx. 7.90m, to the apex.

An area to the side of the main storage area provides additional storage or a potential for an office.

Access to Medbury farm is via a security gate with a tenant being provided with their own access code and a telephone connection for customer access.

Terms

The premises are to be let on a new internal repairing and insuring lease for a term to be agreed at a rental of £20,000 inclusive of VAT.

The building is not assessed for Business Rates, but should it become liable, payment will be the responsibility of the tenant.

However, interested parties are advised to contact the relevant Local Authority.

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VAT

VAT is payable, however, intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Accommodation	Sq M	Sq Ft
Ground Floor Storage	145.12	1,562
Ground Floor Possible Office	31.80	342
Total	176.95	1,904

Areas quoted are approximate and should not be held as 100% accurate.

Viewings

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