



- + Light Industrial & Storage units with offices
- + Car Park
- + 340.94 sq m / 3,670 sq ft
- + Close to the M1 with great access links to Luton, Bedford and Milton Keynes

To Let

£16,000 Per Annum

**Industrial/Storage Units with Offices at Lodge Farm, Long Lane,
Toddington, Dunstable, Bedfordshire LU5 6HN**



Industrial/Storage Units with Offices at Lodge Farm, Long Lane, Toddington, Dunstable, LU5 6HN

Description

Lodge Farm comprises a mix of industrial, storage and office units, available to let as a whole.

The main industrial unit benefits from steel double door and the walls are part concrete, part cladding.

The mezzanine floor space is 643 sq ft.

The storage unit benefits from one double door and second access via steel pedestrian door.

The three available offices are located within a separate building with allocated parking spaces. Access is via the gravelled forecourt to the farm yard.

The toilet facilities are shared with other occupiers of the estate.

Accommodation:

Main Unit - 143.91 sq m / 1,549 sq ft

Mezzanine - 59.74 sq m / 643 sq ft

Adjacent Unit - 102.47 sq m / 1,103 sq ft

Offices - 34.84 sq m / 375 sq ft

Location

The units are located at Lodge Farm, 1.9 miles north of Toddington with good access to the M1. Luton is only 11 miles away and Milton Keynes is 16 miles north/west.

Services

We understand that mains electricity, gas and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

N.B. None of the services have been tested and it is the responsibility of the proposed tenant / purchaser to satisfy themselves as to their operation / condition.

Terms and Tenure

The premises are to be offered to let by way of a new fully repairing and insuring lease on terms to be agreed.

Business Rates

From information obtained from the Valuation Office Agency website www.voa.gov.uk the main unit of the property has a current ratable value of £7,700.

Please note it is the proposed tenant's / purchaser's responsibility to fully satisfy themselves and verify the business rates by contacting the local authority.

Planning

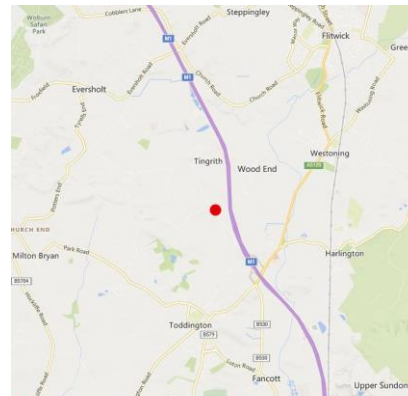
It is the proposed tenant's responsibility to fully satisfy themselves in this instance by contacting the local authority on the 01525 874312.

VAT

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any

Energy Performance Certificate Rating

We are in the process of obtaining EPC, will be available in due



To arrange a viewing, please call:
Bedford Commercial
01234 351000 option 2



Land and Property Professionals

118 Bromham Road
Bedford
MK40 2QN

Agent's Notes

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