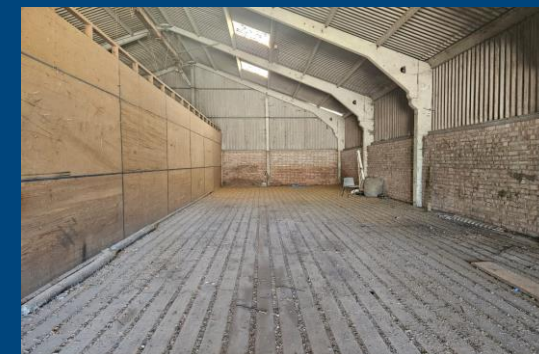




- + Storage Unit – Available Now
- + 410.69 sq m / 4,420.52 sq ft
- + Secure location and on site parking
- + Good access links to M1 and close to Milton Keynes, Bedford and Northampton



To Let

£24,500 Per Annum

**Unit 2 Fences Farm, Fences Lane, Tyringham, Newport Pagnell,
Buckinghamshire MK16 9EN**

Unit 2 Fences Farm, Fences Lane, Newport Pagnell, MK16 9EN

Description

Storage unit in an excellent location close to Milton Keynes. The property benefits from manual roller shutter door as well as pedestrian access door. The flooring is part concrete, part wooden.

The property is accessible via own separate road and electric gate.

Unit 2 – 410.69 sq m / 4,420.52 sq ft

Parking is available on site.

The Landlord will consider carrying out improvements to the property, subject to prospective tenant(s) request.

Location

The unit is located approximately 2.8 miles of Newport Pagnell, close to the junction of the B526 and M1, with great access links to Milton Keynes, Northampton and Bedford.

Services

We understand that the mains electricity is 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

The unit is currently not assessed for business rates.

Planning

We understand that the unit does not have planning permission for commercial use. The property is to be used for storage. It is the tenant's responsibility to fully satisfy themselves in respect of the proposed use of the property.

VAT

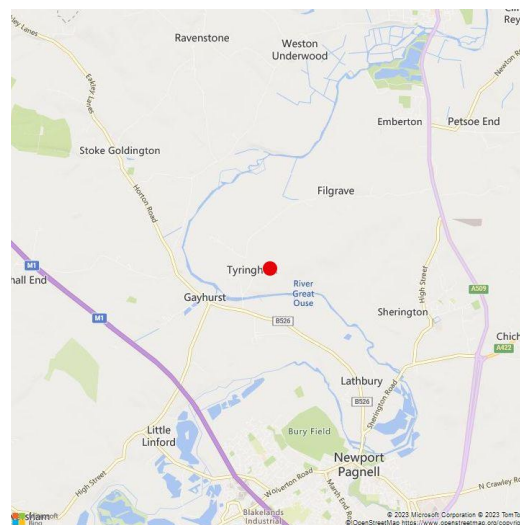
All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any.

Energy Performance Certificate Rating

The unit does not currently require an EPC.

what3words

The location of the property is [///cornfield.return.vandalism](https://www.what3words.com/#!/en/@@@cornfield.return.vandalism)



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



Land and Property Professionals

**Unit 1, Highfield Court,
Highfield Road,
Oakley, Bedford,
MK43 7TA**

Agent's Notes

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