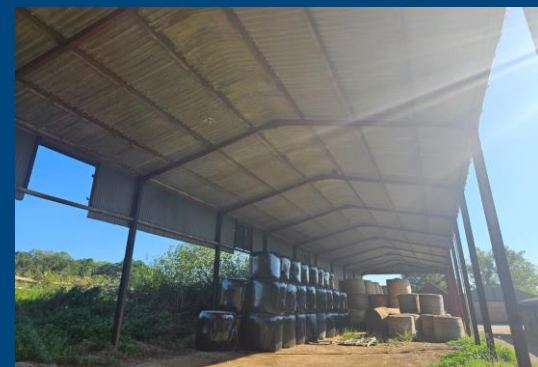


robinson  
+ hall



- + Open Fronted Storage Unit – Available Now
- + 306 sq m / 3,293.76 sq ft
- + Secure location and on site parking
- + Good access links to M1 and close to Milton Keynes, Bedford and Northampton



**To Let**

**£9,250 Per Annum**

**Unit 6 Fences Farm, Fences Lane, Tyringham, Newport Pagnell,  
Buckinghamshire MK16 9EN**

## Unit 6 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 6 – 306 sq m / 3,293.76 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

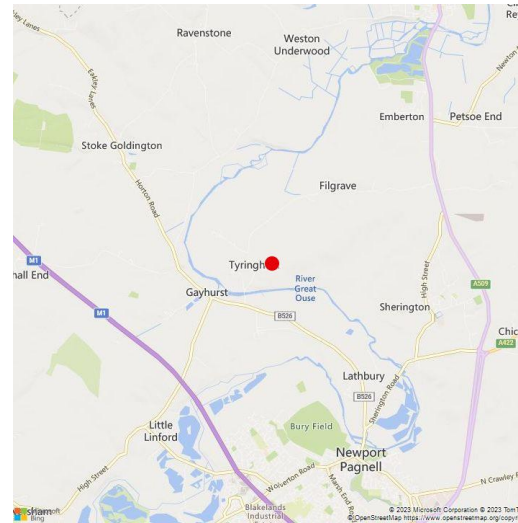
All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any.

### Energy Performance Certificate Rating

The unit does not currently require an EPC.

### what3words

The location of the property is ///cornfield.return.vandalism



**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

Robinson & Hall LLP for themselves and for the sellers 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 intended buyers and do not constitute part of an offer or contract.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers 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. Robinson & Hall LLP have not tested any of the services or equipment.

3. Any areas, measurements and distances are approximate.

4. Maps and plans are not to scale and are based on Ordnance Survey data with sanction of the Controller of H.M Stationery Office. Crown Copyright Reserved. OS Licence No: 10022265.

5. No member of or person in the employment of Robinson & Hall LLP has any authority to make or give any representation or warranty whatever in relation to this property.

6. Registered in England number OC310546, Robinson Hall LLP, Unit 1, Highfield Court, Highfield Road, Oakley, Bedford, MK43 7TA

© Robinson & Hall LLP 2023

**robinsonandhall.co.uk**

