

- ⊕ Storage Unit
- ⊕ 316.24 sq m/ 3,404 sq ft.
- ⊕ Close to Bedford
- ⊕ Ample Parking Space
- ⊕ Available Now



**TO LET**

**£17,500 Per Annum**

**Unit 2 Grange Farm, Sunderland Hill, Ravensden, Bedford, Bedfordshire  
MK44 2SJ**

## Unit 2 Grange Farm, Sunderland Hill, Ravensden, Bedford, MK44 2SJ

### Description

Unit 2 is a former two-storey agricultural unit offering a gross internal floor area of 316.24 sq m / 3,404 sq ft.

The property benefits from wooden double door, concrete flooring and lighting.

### Accommodation:

Ground Floor	- 158.12 sq m / 1,702 sq ft
First floor	- 110.35 sq m / 1,188 sq ft
Additional space ( first floor)	- 47.75 sq m / 514 sq ft

**Total internal floor area - 316.24 sq m / 3,404 sq ft**

There are shared toilet facilities in the office unit opposite the property.

### Location

Grange Farm is a family farm located in Ravensden. The unit is located approximately 4 miles from Bedford and 12 miles from Sandy.

### Services

We understand that 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 internal repairing and insuring lease on terms to be agreed.

### Business Rate

The unit is currently not assessed for business rates.

Please note that should the premises become liable for business rates that the payment will be the responsibility of the tenant.

### Planning

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

### VAT

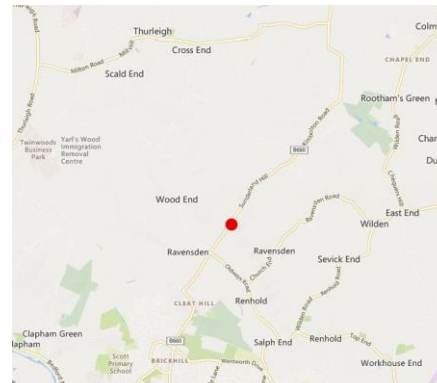
All rents, prices and premium are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any.

### Energy Performance Certificate Rating

The property does not currently require an EPC.

### Viewings

Viewings and access to the property are strictly by prior appointment with Robinson & Hall only.



**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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