



- + Storage Unit
- + 1,062 sq m / 11,485 sq ft
- + Available Now
- + Close to Rushden and Bedford via the A6



# To Let

The Dutch Barn, Manor Farm, Knotting, Bedford, Bedfordshire MK44 1AE

# The Dutch Barn, Manor Farm, Bedford, MK44 1AE

## Description

The Dutch Barn is a former agricultural unit offering a gross internal floor area of 1,062 sq m/ 11,485 sq ft. The property benefits from a minimum eaves height of 4.2m.

The unit benefits from an manual roller shutter door which is 4.26 m wide and 4.20m high and concrete flooring. There is also a pedestrian door to the side. Some of the windows at the property have recently been replaced/installed.

The small lean-to unit to the front is also available to let and offers an additional 445 sq ft. This is excluded from the overall floor area of the barn at present. Further details upon request.

## Location

Manor Farm is located in Knotting, Bedford. The unit is located approximately 6.5 miles from Rushden and 10 miles to the north of Bedford, close to the A6.

## Services

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

## Business Rate

The unit is currently not accessed 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

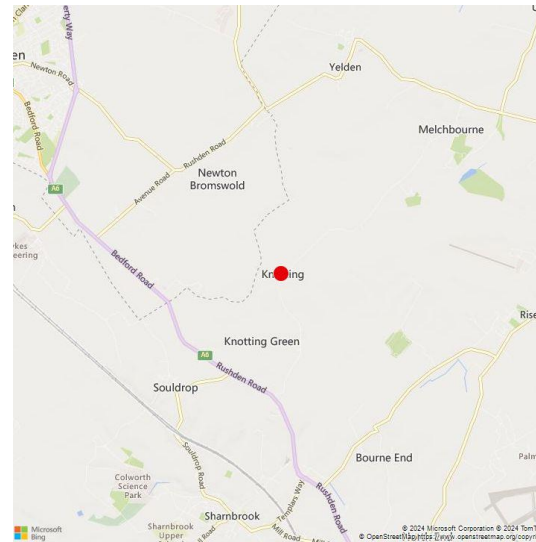
All rents, process and premium are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers to their liabilities, if any.

## Energy Performance Certificate Rating

The property does not currently require an EPC.

## Viewings

Strictly by appointment through Robinson and Hall LLP.



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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