

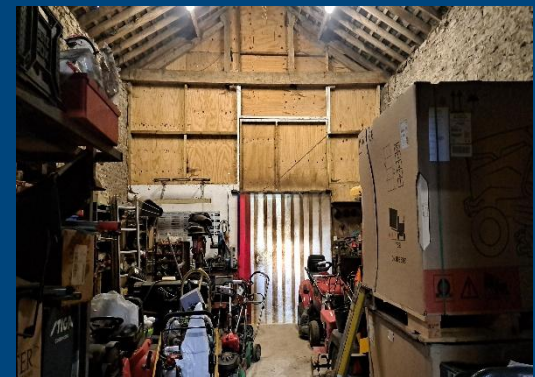


- + Storage / Workshop Unit
- + 1,700 sq ft / 157.98 sq m
- + On-Site Parking
- + Good access links to the A6 and the A422
- + Available in December 2026

£11,000 Per Annum

**TO LET**

**Unit at College Farm, Lovell Road, Oakley, Bedford,  
Bedfordshire MK43 7RX**



## Unit at College Farm, Lovell Road, Oakley Bedford, Beds MK43 7RX

### Description

The property comprises a former agricultural unit together with a small storage space that has been converted for commercial storage use, offering approximately 1,700 sq ft / 157.98 sq m.

The property benefits from solid concrete flooring, lighting and power.

The property would offer good storage or workshop space with eaves of 5.25m (main storage).

The property benefits from its own gated entrance and accessible via own private road. There is parking on site.

### Location

The property is situated at College Farm, Oakley which is located north of Bedford offering good access to the A6 and the A422.

The unit is located approximately 3.4 miles from Bedford Town Centre and 16 miles from Milton Keynes.

### Services

We understand that mains electricity 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 to satisfy themselves as to their operation / condition.

### Terms and Tenure

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

### Energy Performance Certificate Rating

The property does not currently require an EPC.

### Service Charge

The tenant will be required to contribute towards the upkeep of the shared access road.

### Business Rate

From information obtained from the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk) the property has a rateable value of £6,500. Please note it is the proposed tenant's responsibility to fully satisfy themselves and verify the business rates by contacting the local authority.

### Planning

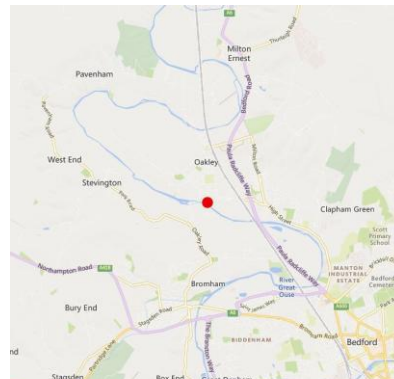
It is the proposed tenant's responsibility to fully satisfy themselves regarding the planning use class in relation to the property by speaking to the local authority.

### 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.

### 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

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 2026

[robinsonandhall.co.uk](http://robinsonandhall.co.uk)

