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Commercial Property Consultants

## **TO LET MANUFACTURING AND STORAGE SPACE**

**Bryher Farm  
Colesden Road  
Wilden  
Beds MK44 2QW**



**Floor Area Main Unit 2,900sq.ft [269.4m<sup>2</sup>]**

- **Detached workspace with offices**
- **Outside parking**
- **Loading areas**
- **Quiet secure location**

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A list of directors and chartered surveyors is available from the registered office.

Company Registration No. 3445835

## Bryher Farm Colesden Road Wilden MK44 2QW

### LOCATION

The premises are situated to the east side of Wilden and about 5km to the west of the A1 where there is access to the new A421 bypass to Bedford and this junction is a similar distance at 5km away. Bedford is about 7.5km to the south west. The A1 gives access to St.Neots which once the A1 is reached is less than 3km to the north and Sandy along the A1 is less than 5km with Biggleswade just beyond both which have railway stations.

### DESCRIPTION

Bryher Farm is a self-contained, secure location in a quiet position with one of the site units now available which provides good access and hard standing for parking and loading. There are four main entrance doors to the front of the building providing flexibility.

The building is steel framed with blockwork lower level wall detail and profile sheet above under a pitched main clear span roof. The offices, canteen and toilet facilities are attached to one side.

### ACCOMMODATION

Work Space	2,900sq.ft	269.4m <sup>2</sup>
Office	240sq.ft	22.3m <sup>2</sup>
Canteen	128sq.ft	11.9m <sup>2</sup>
Store	57sq.ft	5.3m <sup>2</sup>

Gents toilets internal also a separate shared unisex toilet externally.

The 4 roller shutter entrance doors are each 4.5ft w x 10ft h (4.4m x 3.04m)  
Eaves height 13ft (4m)  
Ridge height 18.5ft (5.6m)

### SERVICES

Mains electricity three phase. Mains water. Private drainage.

*None of the utilities have been tested.*

### RATES

Rateable Value from April 2026 listed as £14,750

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### **TENURE**

Lease terms of 5 years is expected with a standard commercial agreement for a tenant liability in respect of repair, insurance and rates.

### **RENT**

£18,000 per annum exclusive.

### **POSSESSION**

Upon completion of legal documentation.

### **LEGAL COSTS**

Both parties to bear their own legal costs.

### **VAT**

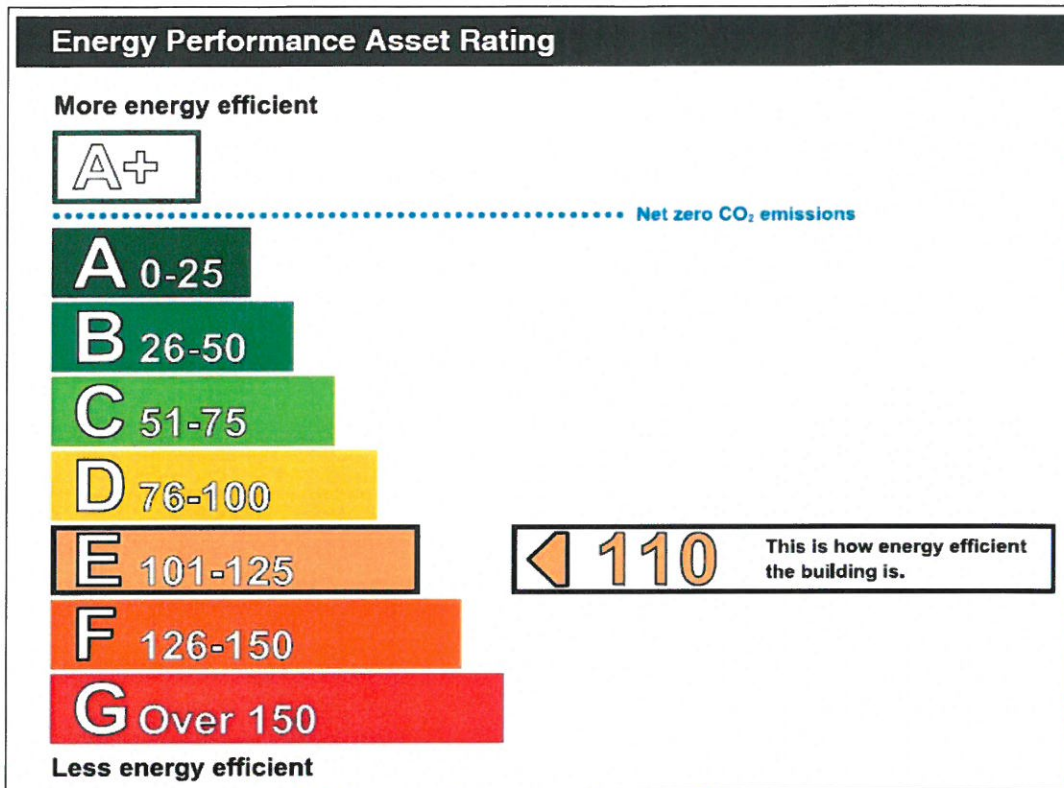
All figures are exclusive of VAT. Value added tax may be payable and prospective lessees ought to satisfy themselves in respect of the position regarding VAT and take professional advice if necessary.

### **VIEWING**

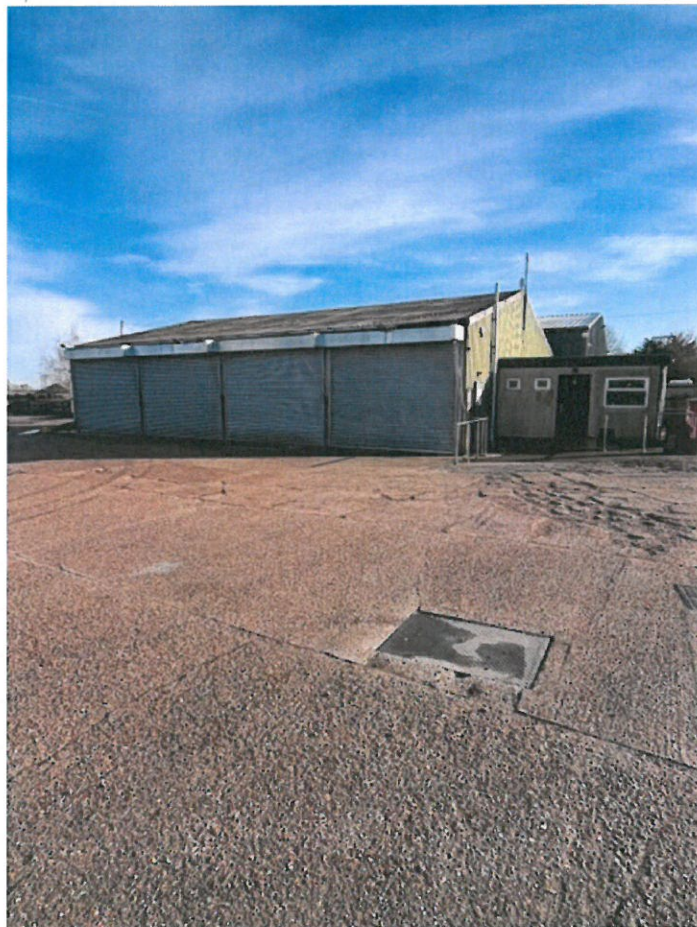
Strictly by appointment with the agents Cliftons 01767 312131 or 60011



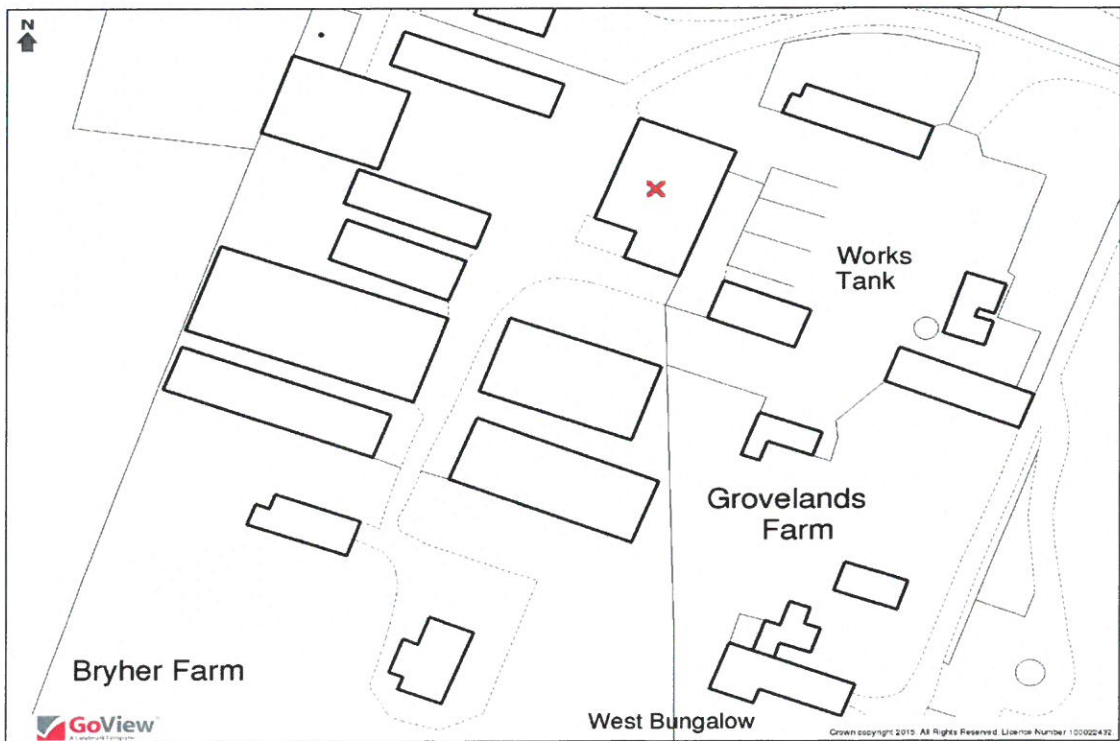
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