

robinson
+ hall



- + Newly Refurbished Storage Unit
- + 153.45 sq m / 1651.72 sq ft
- + Secure location and onsite parking
- + Good access links to M1 and close to Milton Keynes, Bedford and Northampton
- + Available Now

£16,000 Per Annum

TO LET

Unit 5 Gallards Farm, Northampton Road, Lathbury, Newport Pagnell, Buckinghamshire MK16 8LX



Unit 5 Gallards Farm, Northampton Road, Lathbury, Newport Pagnell, Bucks MK16 8LX

Description

Newly refurbished storage unit in an excellent location near Milton Keynes.

The unit comprises approximately 1,652 sq ft / 153.44 sq m and benefits from concrete flooring, 2 electric roller shutter doors (single phase), electricity and lighting. The electricity is sub-metered and there are shared toilet facilities on site.

The property benefits from its own gated entrance and accessible via own separate road.

The yard is concreted and there is parking on site.

Location

Gallards Farm is located on the outskirts of Newport Pagnell, close to the junction of the B526 and M1. The larger centres of Northampton, Bedford and Milton Keynes are all less than 15 miles away.

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 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.

Service Charge

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

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

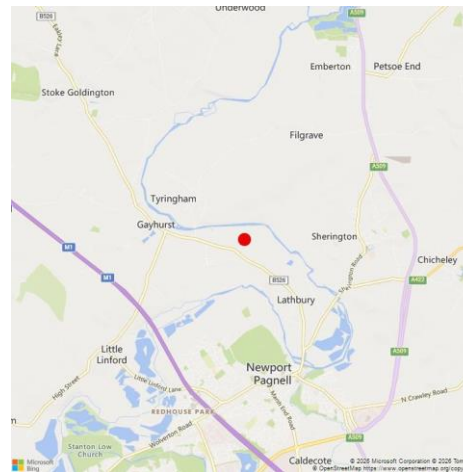
All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any.

Energy Performance Certificate Rating

The unit does not currently require an EPC.

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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