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Property Consultants: Commercial Agency:
Professional: Surveying Services

TO LET

COMMERCIAL PREMISES

**Lower Honeydon Farm
Honeydon
Bedford MK44 2LR**



Total floor area available 6933 sq.ft. (644 sq.m.)

- May divide
- Dry storage or workspace
- Early occupation
- Good access
- Secure Site

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A list of directors and chartered surveyors is available from the registered office.
Company Registration No. 3445835

Lower Honeydon Farm, Honeydon, Bedford

LOCATION

The premises are to the west of the A1 by about 2.48km (1½ miles), almost in line with St Neots to the east. The plan attached identifies the position and approach to the premises.

DESCRIPTION

The building is of concrete portal frame construction with part brick wall sections and clad in corrugated sheet. The double pitched roof is also clad in corrugated sheet with translucent roof lights.

The access doors are 14'3" (4.35m) wide.

ACCOMMODATION

Internal Floor Space	6933sq.ft.	644 sq.m.
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External yard space is available by separate discussion.

SERVICES

Mains electricity and water are available.

USER

Would suit a utilities company or associated operator.

TENURE

Leasehold terms will be by negotiation dependent upon the requirements of the tenant.

RENT

By negotiation

Lower Honeydon Farm, Honeydon, Bedford

POSSESSION

Upon completion of legal documentation.

LEGAL COSTS

The ingoing tenant to be responsible for both parties' legal costs.

VAT

Value added tax may be payable on the rent or other charges or payments. Intending lessees must satisfy themselves as to the applicable VAT position, if necessary, taking appropriate professional advice.

VIEWING

Strictly by appointment with the agents, Cliftons 01767 312131 or 600111.

