

**fisher
german**

Unit 1, Crowhill Farm

Ravensden Road, Wilden
Bedfordshire, MK44 2QS

Available September 2025
Leasehold | Warehouse
855 Sq.ft (79.4 Sq.m)



To Let | £8,000 pa



Key Information



Price
£8,000 pa



Planning
Use Class E

Unit 1, Crowhill Farm

855 Sq.ft (79.4 Sq.m)

This is a versatile light industrial unit, available to occupy from September 2025 on a secure commercial site on the popular Crowhill Farm, Wilden.

The unit has roller shutter main access to an open plan warehouse space with a separate WC and kitchenette also.

Unit 1 has a level concrete floor with additional mezzanine storage located within the warehouse and above the office space, kitchenette and WC.

The unit also has the benefit of ample onsite parking.

Amenities



Parking



Open Plan



Service Charge



Rural Location



Roller Shutter
Doors



Leasehold

Location

Crowhill Farm is located on Ravensden Road in Wilden and comprises a range of industrial units and offices.

The site is accessed via a private driveway which leads to ample on site parking areas. The site is a working farm with a thriving multi let commercial estate housing a variety of businesses spanning both industrial and offices.

Located between the picturesque village of Ravensden and Wilden.

The Bedford southern bypass, the A421 (approximately 0.5 miles away), provides a direct link to the A1, junction 13 of the M1 and Milton Keynes. The bypass also links with the A603, A600 and the A6 southbound to Luton.

Locations

A421: 3 miles

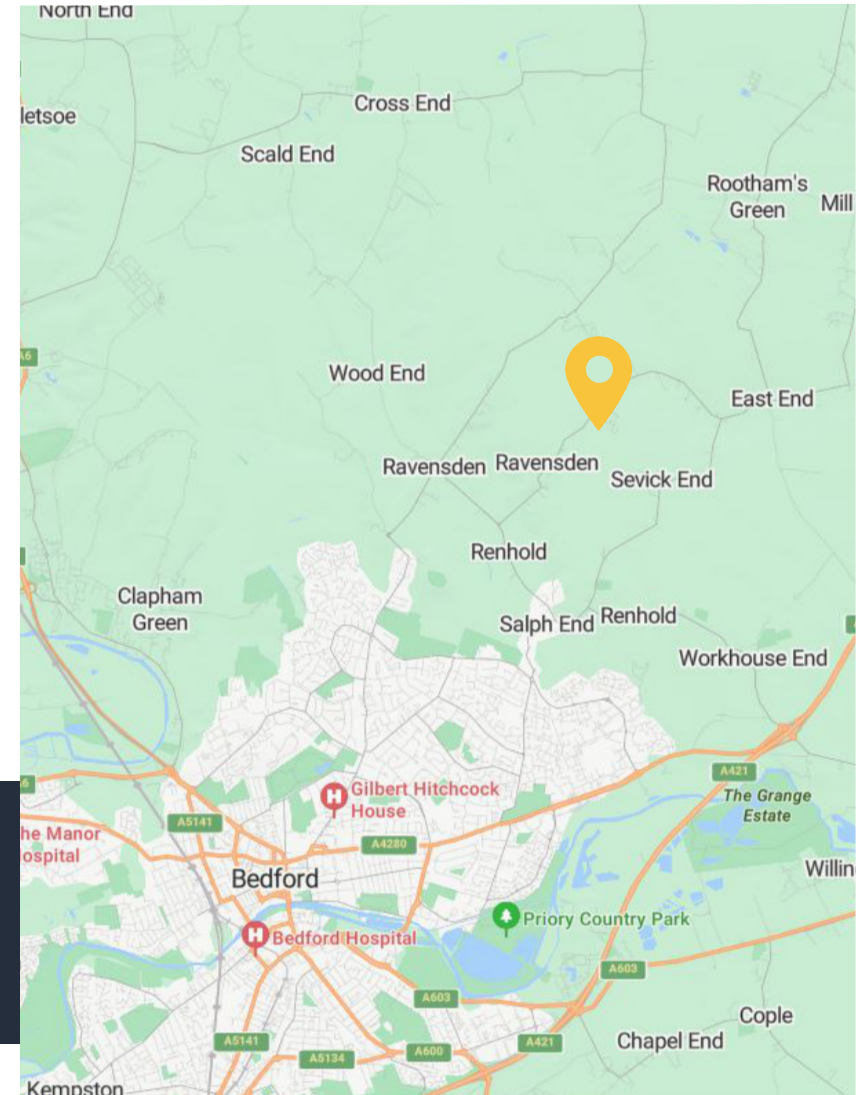
M1, J13: 19 miles

Nearest station

Bedford: 5.5 miles

Nearest airport

London Luton: 28 miles



Further information

Tenure

Leasehold.

Lease Terms

The accommodation is available to let on terms to be agreed at a rate of £8,000 per annum.

Business Rates

TBC

EPC

TBC

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Planning

The current permitted uses of the site fall within use class E of the Town and County planning order updated from the 1st September 2020.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

VAT is payable on the rent listed.

Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Location

Address: Unit 1, Crowhill Farm, Ravensden Road, Wilden, Bedfordshire, MK44 2QS
What3words: ///survived.situation.elastic



Unit 1, Crowhill Farm

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated June 2025. Photographs dated September 2022.



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