



**RENT**

**£16,000 per annum**

(Exclusive of VAT)



## **Unit 8, Crowhill Farm**

**Ravensden Road, Wilden, Bedfordshire, MK44 2QS**

Leasehold | Storage Unit | 3,163 Sq Ft (293 Sq M)



**TO LET**





## 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.



## Description

This is a versatile storage unit to let on the popular Crowhill Farm commercial site in Wilden, Bedfordshire.

The unit has a level concrete floor, roller shutter access doors measuring approximately 5.5m x 3.6m and a minimum eaves height of 5.7m with a maximum height of 7.1m.

This multi let site also benefits from ample parking provisions.



## Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Description	Sq Ft	Sq M
Unit 8	3,163	293



## Amenities



Car Parking



Rural Location



Eaves Height



Loading Area



Dock Doors





## Further information

### Lease Terms

This property is available to let by way of a new lease on terms to be agreed at a rent of £16,000 per annum.

### Tenure

Leasehold.

### Business Rates

Occupiers will be responsible for paying Business Rates directly to the local authority.

### Planning

The current permitted use of the unit is for storage and falls within use class B8 of the Town and County planning order updated from the 1st September 2020.

### 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.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### EPC

The EPC rating is N/A.

### Fixtures & Fittings

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

### Anti Money Laundering

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

### VAT

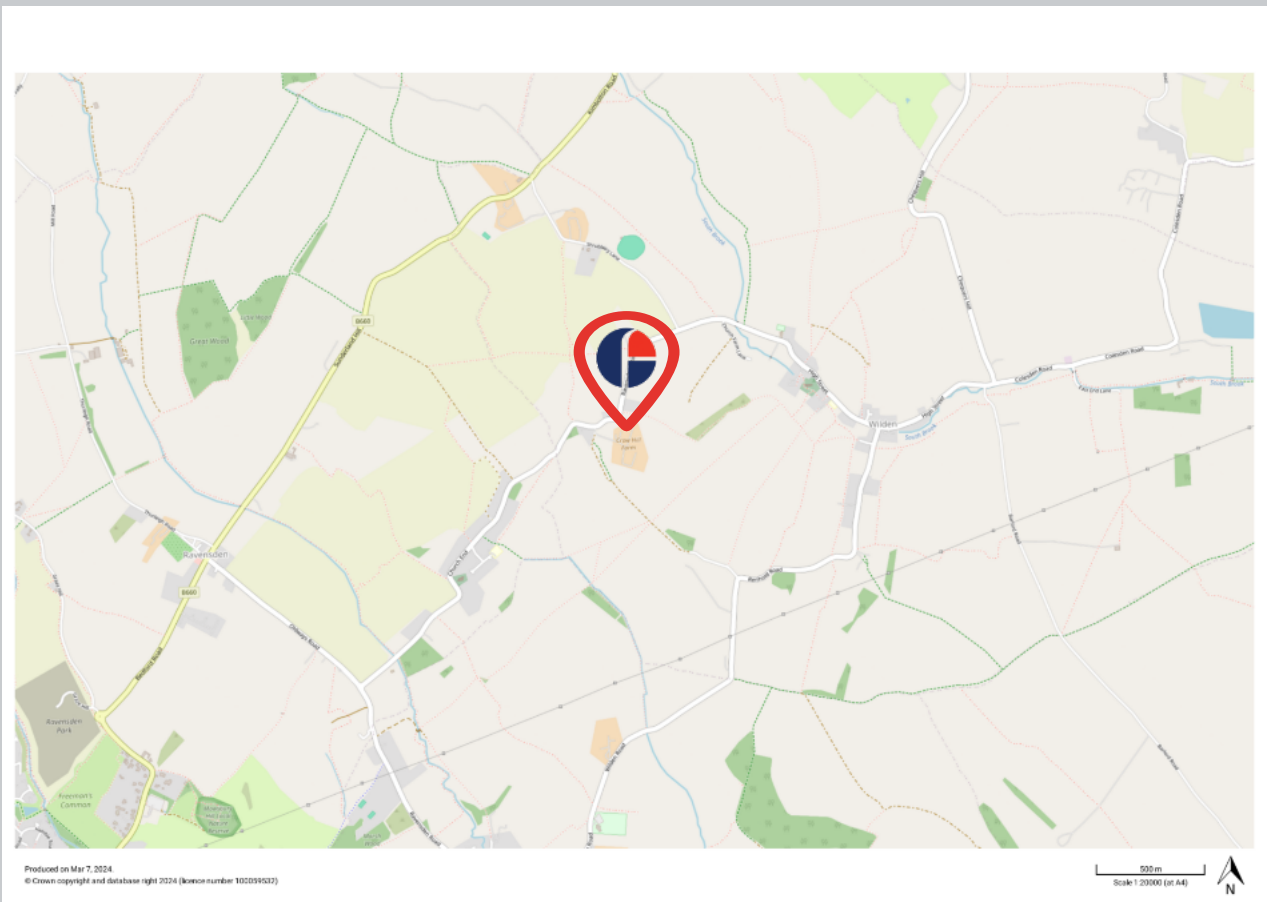
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.



# Unit 8, Crowhill Farm, Wilden



## Approximate Travel Distances



### Locations

- A421 - 3 miles
- M1 J13 - 19 miles



### Nearest Station

- Bedford - 5.5 miles



### Nearest Airport

- London Luton - 28 miles



## Viewings



### Mathew Brandon



01234 639 442



07584 473 769



mathew.brandon@fishergerman.co.uk



### Kerry Ward



01234 827 114



07929 658 084



kerry.ward@fishergerman.co.uk

**fishergerman.co.uk**

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Particulars dated February 2025. Photographs dated February 2025.

