

**fisher
german**

Unit 6, Crowhill Farm

Ravensden Road, Wilden
Bedfordshire, MK44 2QS

Leasehold
Office & Warehouse

Office 293 Sq.ft | Warehouse 1,247 Sq.ft



To Let | £14,000 pa



Key information



Price
£14,000 pa



EPC rating
TBC



Rateable value
£3,992 pa

Unit 6 Crowhill Farm

1,540 Sq.ft

This is a versatile steel portal frame, insulated warehouse unit set within the popular Crowhill Farm business park. The unit has the benefit of:

- Electric roller shutter door measuring approx. 3.1m x 5.2m
- Separate personnel access door
- Three phase electric supply
- Min eaves of 5m to a max eaves of 6.4m
- Level concrete floor
- Office accommodation
- Kitchen and WC to the rear of the unit
- Ample car parking available
- Secure site

Amenities



Leasehold



Parking



Business Rates



Rural Location



Service Charge



Level Access Doors

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

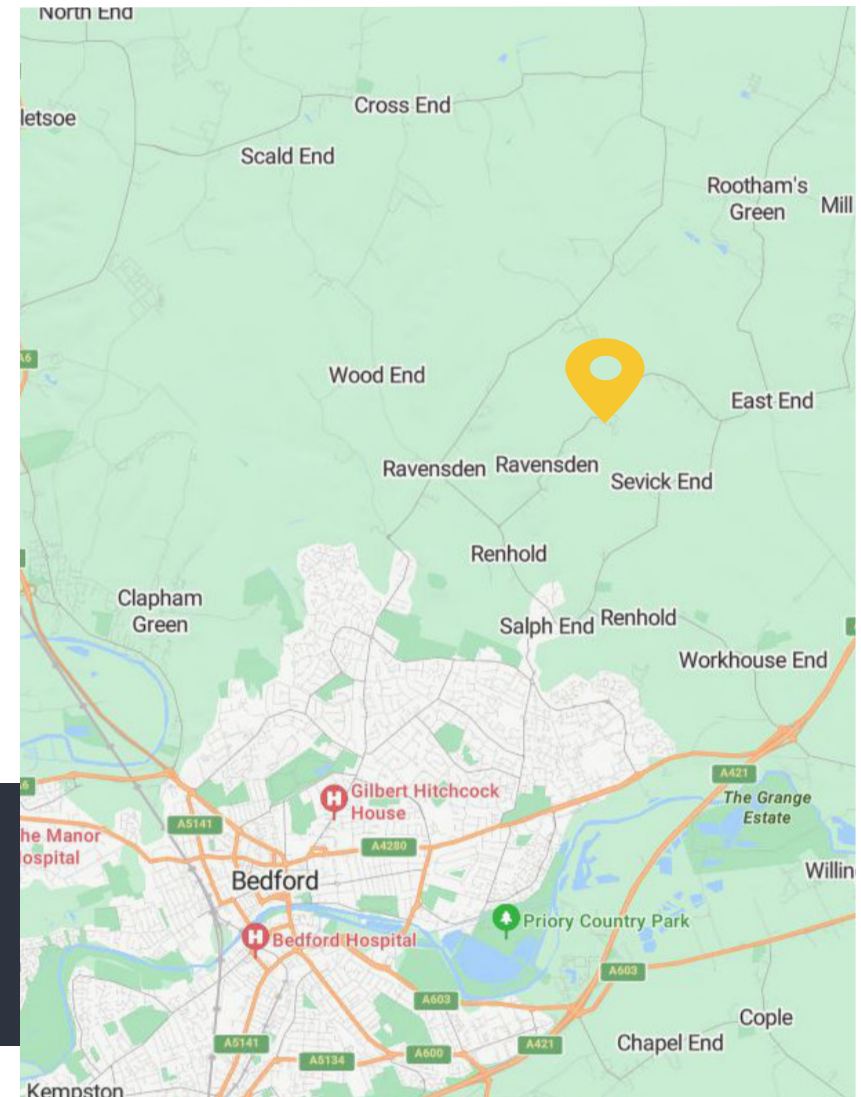
M1, J13: 19 miles

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 £14,000 per annum.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value £8,000

Rates Payable £3,992

2025/2026 Rates Payable 0.499p in the £.

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 6, Crowhill Farm, Ravensden Road, Wilden, Bedfordshire, MK44 2QS

What3words: ///survived.situation.elastic

Accommodation	Sq.ft	Sq.m
Warehouse	1,247	115.8
Office	293	27.2
Total	1,540	143



Unit 6, Crowhill Farm, Ravensden Road, Wilden, Bedfordshire, MK44 2QS

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Mathew Brandon

01234 639 442

mathew.brandon@fishergerman.co.uk



Kerry Ward

01234 827 114

kerry.ward@fishergerman.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated May 2025. Photographs dated May 2025.



This brochure is fully recyclable