

**fisher  
german**

# Former Grainstore & Offices

Willow Hill Farm, Moggerhanger, MK44 3RU

Leasehold  
Warehouse/Offices

4,800 Sq Ft (446.08 Sq M)



**To Let** | In total £35,000 pa



## Amenities



Car Parking



Rural  
Location



Service  
Charge



Transport  
Links



Eaves Height



Secure

## Former Grainstore & Offices

4,800 Sq Ft (446.05 Sq M)

### Description

Willow Hill Farm is a working farm with a mixture of agricultural, industrial and residential buildings on site.

The unit itself is a former grain store and is in very good condition. There are two roller shutter access doors measuring approximately 5m x 5m.

The premises is split into 2 sections, both approximately 2,050 sq ft (190.51 sq m). The eaves have a minimum height of 5m rising to 8.5m.

The unit has ample car parking facilities and access to a communal WC building.

In addition, there are separate offices located in a converted barn adjacent to the industrial space which comprises a private access door into a small lobby which provides access to an open plan office and two individual office suites, a kitchenette and WC facilities. The offices are separately metered, with broadband connection and air conditioning fitted.

## Location

The site is located on Bedford Road, Moggerhanger, in Central Bedfordshire, approximately 6 miles east of Bedford and close to the villages of Blunham and Sandy.

The area benefits from a rural setting while maintaining good access to major employment and distribution hubs across Bedfordshire and the wider South East.

## Accommodation

Description	Sq Ft	Sq M	Rent
Grainstore	4,100	381.02	£26,000
Offices	700	65.03	£9,000
<b>Total</b>	<b>4,800</b>	<b>446.05</b>	<b>£35,000</b>

### Locations

M1: 15 miles

A1 (M): 3 miles

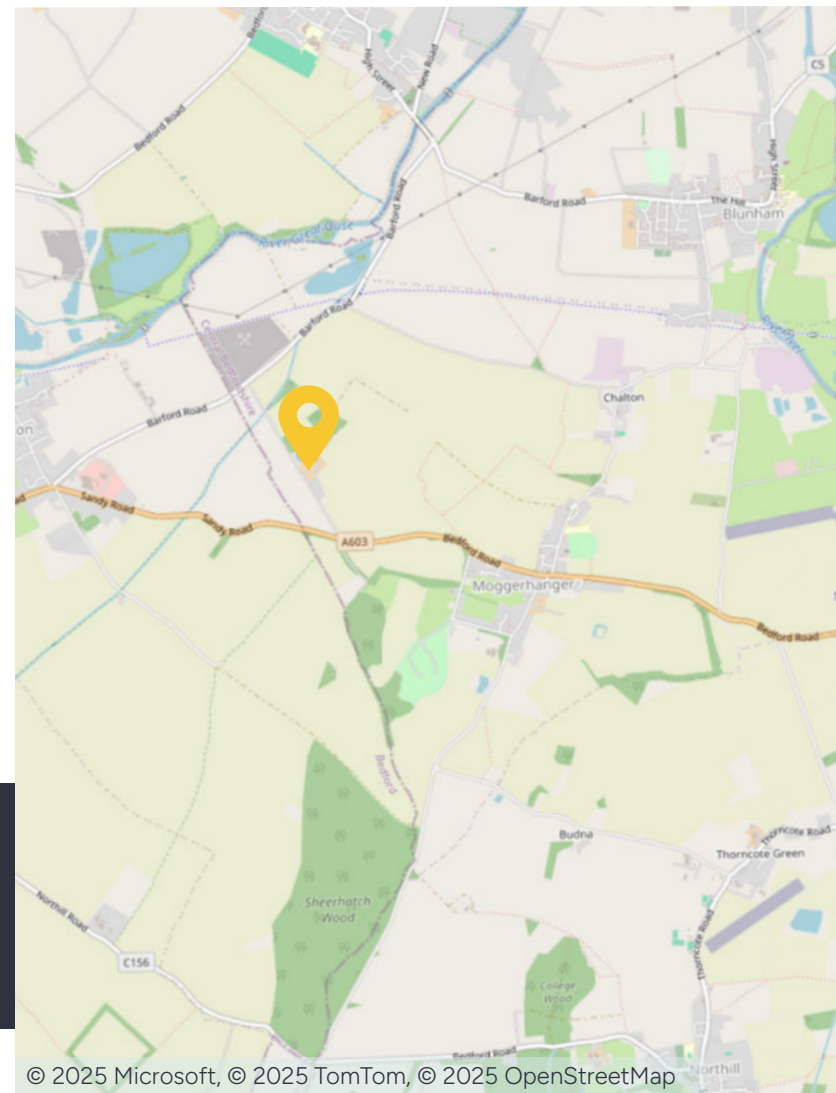
A6: 7 miles

### Nearest station

Sandy: 3.5 miles

### Nearest airport

London Luton: 31.7 miles



## Further information

### Lease Terms

This properties are available to let by way of a new lease terms to be agreed at a rent of £26,000 per annum for the former grainstore and £9,000 per annum for the office accommodation.

### Business Rates

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

### 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 B1, B8 & E of the Town and County planning order updated from the 1st September 2020.

### EPC

The EPC rating is TBC.

### Service Charge

The tenant is responsible for paying the Service Charge to the landlord and reimbursing the landlord for the building insurance.

The Service Charge equates to £8.07 per sq m (£0.75 per sq ft) per annum payable for the maintenance of the access, car park, landscaped areas, building maintenance, building insurance and other common services.

### Legal Costs

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

### 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.

### Location

Address: Former Grainstore & Offices, Willow Hill Farm, Moggerhanger, MK44 3RU  
What3words: ///giants.blaring.decimal



## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated July 2026. Photographs dated June 2026.



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