

J13 M1 HGV & Vehicle Parking, Marston House

Bedford Road, Brogborough, MK43 0XY

adroit
REAL ESTATE ADVISORS



TO LET

1 to 9 Acres (0.40 to 3.64 Hectares)

POSTCODE: MK43 0XY

- 2.6 acres recently let to Fed Ex
- Immediately Available in plots from 1 acre
- Secured with fencing and gates
- Block pavior & grasscrete surface
- Lit and serviced with power and drainage



Bedford Rd

XPO logistics

Description

Marston House provides a rare opportunity to secure HGV and vehicle parking / storage on a recently developed site, ready for immediate occupation. The site is secure, surfaced, lit and serviced with power and drainage and is available in varying plot sizes from 1 acre up to the remaining 9 acres. 2.6 acres have recently been let to Fed Ex.

Location

Situated in a prime location, alongside Marston Gate distribution park and within immediate proximity of junction 13 of the M1.

Tenure

Available on a New Lease basis only. Please contact the agents for quoting terms.

EPC

Available on request.

Availability

Available Immediately

Rent

Rent on application

Service Charge

If let as multiple plots then the service charge is included in the rent. If let as a single plot then no service charge is payable

Legal Costs

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

Business Rates

The property has recently been developed and is waiting to be assessed by the Valuation Office. A rateable value is therefore not yet available

Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors and Louch Shacklock

Adroit Real Estate Advisors

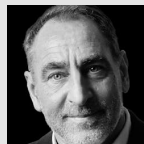


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