

robinson
+ hall



- + 4,800 sq ft/ 445.93 sq mt gross internal floor area
- + Storage property
- + Good height
- + Good access to Buckingham and Milton Keynes



To Let

£24,000 Per Annum

Unit At Manor Farm , Thornborough Road , Padbury , Buckinghamshire MK18

2AH

Unit At Manor Farm, Thornborough Road, Padbury, Buckinghamshire, MK18 2AH

Manor Farm comprises a range of modern farm buildings set on the edge of the village of Padbury which is accessed from Thornborough Road.

The unit is a former agricultural building which has been used for machinery storage. The property benefits from B8 Commercial Use. The property offers a concrete floor, and roller shutter door with a personal side door.

Internally the property benefits from light panels and strip lighting, together with 3 phase power, and offers good access

The property provides approximately 4,800 sq ft/ 445.93 sq mt gross internal floor area.

Location

The property is located on the edge of the village of Padbury, Buckinghamshire. The property has good access to the A413 and A421. The property is located 3.5 miles from Buckingham and 13 miles from Milton Keynes. The property is located between the M1 and M40 with good access to both.

Services

We understand that three phase mains electricity is available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

N.B. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition.

Terms and Tenure

The premises are to be offered to let by way of a new full repairing and insuring lease on terms to be agreed.

Business Rates

The property will be liable for business rates but these have not

yet been assessed.

Planning

We understand the premises benefits from B8 storage use.

VAT

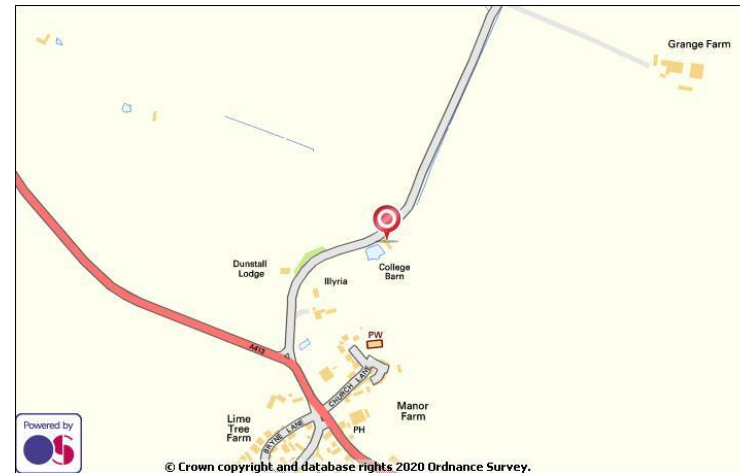
All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any.

Energy Performance Certificate Rating

The property does not currently require an EPC.

Tenant referencing

Any agreement is subject to referencing, the cost of which is payable by the prospective tenant.



To arrange a viewing, please call:
Bedford Commercial
01234 351000 option 2



Land and Property Professionals

118 Bromham Road
Bedford
MK40 2QN

Agent's Notes

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