

# Satchells

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## Commercial building with potential to add additional storage/office building



**The Old Grain Store,  
Exeter Wood Farm, Wood Lane,  
Cotton End, Bedfordshire MK45 3AS**

**Rent:**

**£40,000 PA for the main building**

**£9,000 PA for the additional building**



Established 1922 with offices in: Hitchin, Letchworth, Baldock, Stotfold, Shefford, Biggleswade.

Head Office: 49 High Street, Biggleswade, Bedfordshire. SG18 0JH

Directors: John Hilditch FNAEA, Heather E Hilditch, Alan Hilditch ARLA, and Derek Hilditch AICBA



**In Brief:**

A spacious commercial unit situated in a quiet rural location, on the southern outskirts of Bedford, with access from Cardington and Cotton End. Former agricultural grain storage and associated service building. Principle buildings are of iron portal framed construction, with asbestos/fibre cement sheeting, level concrete floor, and roller shutter door access. The service building is suitable for use for ancillary storage or office – subject to refurbishment. As the former use is agricultural, a similar low-impact storage activity would suit. Planning requirements would need to be investigated for any significant change or use of activities.

- Main building approximately 14,500 sq. ft.
- Additional building storage / office approximately 1,669 sq. ft.
- Concrete apron to the front
- Access between 7am and 7pm Monday to Saturday

**Use:** B1 (now E) light industrial.

**Terms:** Available on a new lease contracted outside of 'the 1954 Landlord and Tenants Act' Rent paid monthly in advance. Minimum term two years.

**Rates:** None.

**Utilities:** Tenant to pay all own utility charges.

**Insurance:** Landlord to insure building and charge back as insurance rent.

**Repairs:** Tenants responsible for general repair and decoration of premises and Landlord's fixtures and fittings. Landlord responsible for structure. In some instances, service charges may apply for upkeep of common areas within shared buildings or yard spaces.

**VAT:** All fees and prices are quoted exclusive of VAT.

**Costs:** Tenants to contribute £250 + VAT (£300 inclusive of VAT) towards the documentation costs utilising the Landlord's standard lease.

**EPC:** Exempt.

**Viewings:** By arrangement through Satchells, with the Landlord.  
Telephone - 01462 600900

**Agent's Notes:** All tenancies subject to satisfactory referencing.  
In some instances, the information above will have been written and provided to us by our clients, and subsequently Satchells may not have visited the premises and therefore their accuracy is not guaranteed.

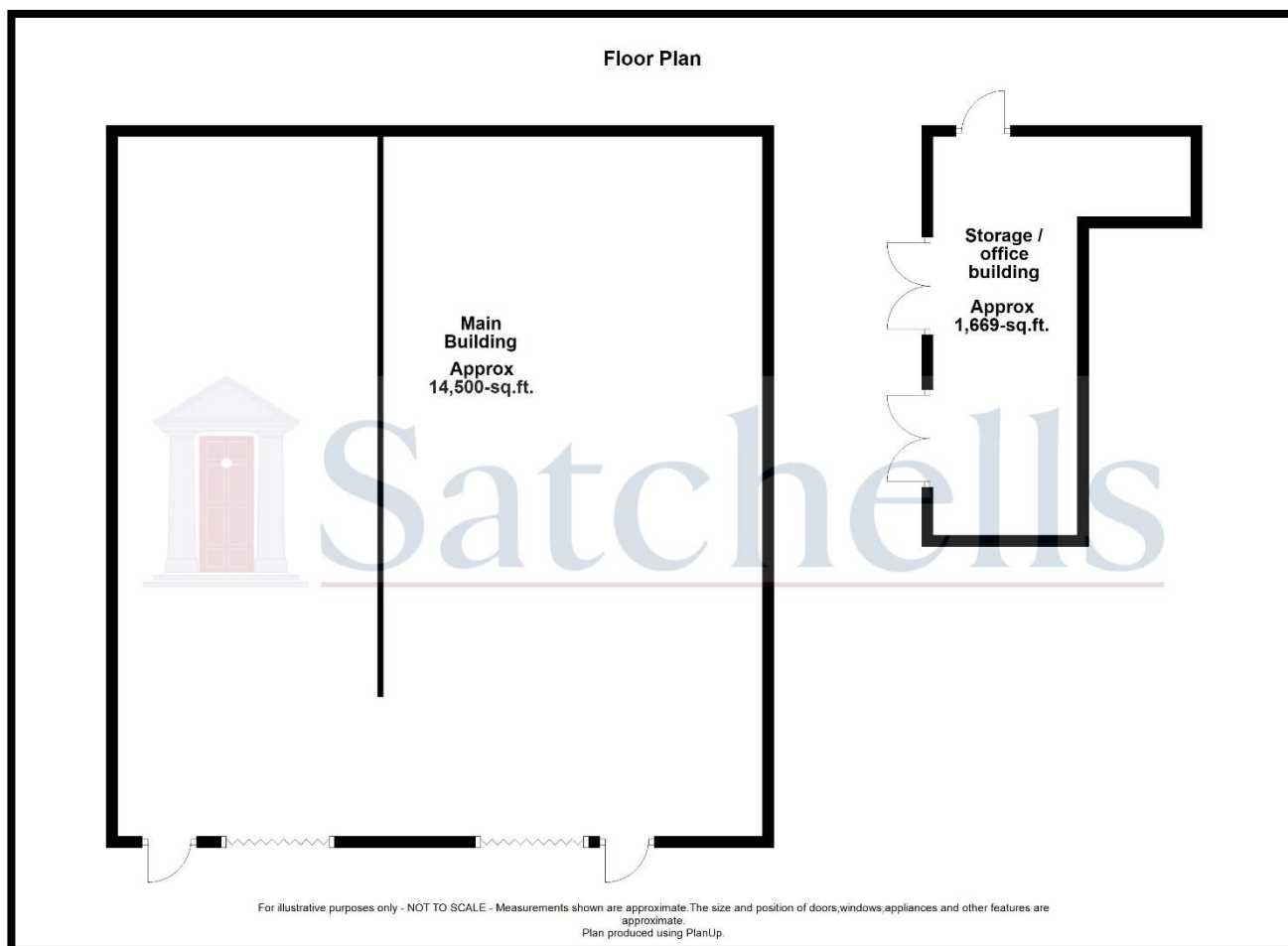


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## Floorplan and images.



### Draft details not yet approved by clients and could be subject to change.

*These particulars are intended as a guide only and do not offer any form of contract. All measurements are approximate Satchells have not tested any fixtures or fittings or carried out any kind of structural survey. Some content may have been provided by the clients directly to Satchells for marketing purposes and its accuracy is not guaranteed. All parties are advised to satisfy themselves to the position of; user class, rates, and VAT before entering into a purchase or lease. Some Photos may have been enhanced with Photoshop and blue sky's added and some non-essential objects removed.*



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