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## **TO LET**

Storage Site with Small Workshop Adj Westgate Hangar, Little Staughton Airfield & Industrial Park, Little Staughton, Beds, MK44 2BN

**Guide Rent: £18,000 Per Annum**

- Located within secure industrial development
- Site Area - 0.45 Ha (1.1 Acres)
- Workshop - 94.0 sq m (1,012 sq ft)
- Gated and fenced
- Available 1<sup>st</sup> May 2019



## Location

Little Staughton village is located in Bedfordshire, 5 miles west of St Neots and 8 miles north of Bedford. Little Staughton Airfield and Industrial Park is a former World War II airbase and is now the location of many thriving independent businesses.

## The Property

The property comprises a gated and fenced site of approximately 0.45 Ha (1.1 Acres) laid to hardcore. Access to the site is from the main gate over a concrete and tarmac road.

The workshop is a steel portal frame building with insulated profiled sheeting to the walls and roof which incorporates natural rooflights. Main access is through a steel roller shutter door 4m (13'1") in height x 4.1m (13'6") approximately.

Eaves Height: 4.75m (15'6").

## Services

Single and 3 phase electricity and water. Drainage is to the mains sewers.

## Terms

The property is offered on a new full repairing and insuring lease on terms of years to be agreed.

## Service Charge

The ingoing tenant will be required to contribute towards the costs of water and site security.

## Rent

**Guide Rent: £16,900 per annum exclusive.**

Such rent subject to VAT and to be payable quarterly in advance by Bankers' Standing Order.

## Rates

2017 Rateable Value: £17,500  
2018/2019 Rate Pounding 49.3p/£  
(Note: Transitional Relief/Charge may apply)

## Legal Costs

Each party to bear their own legal costs in the transaction.

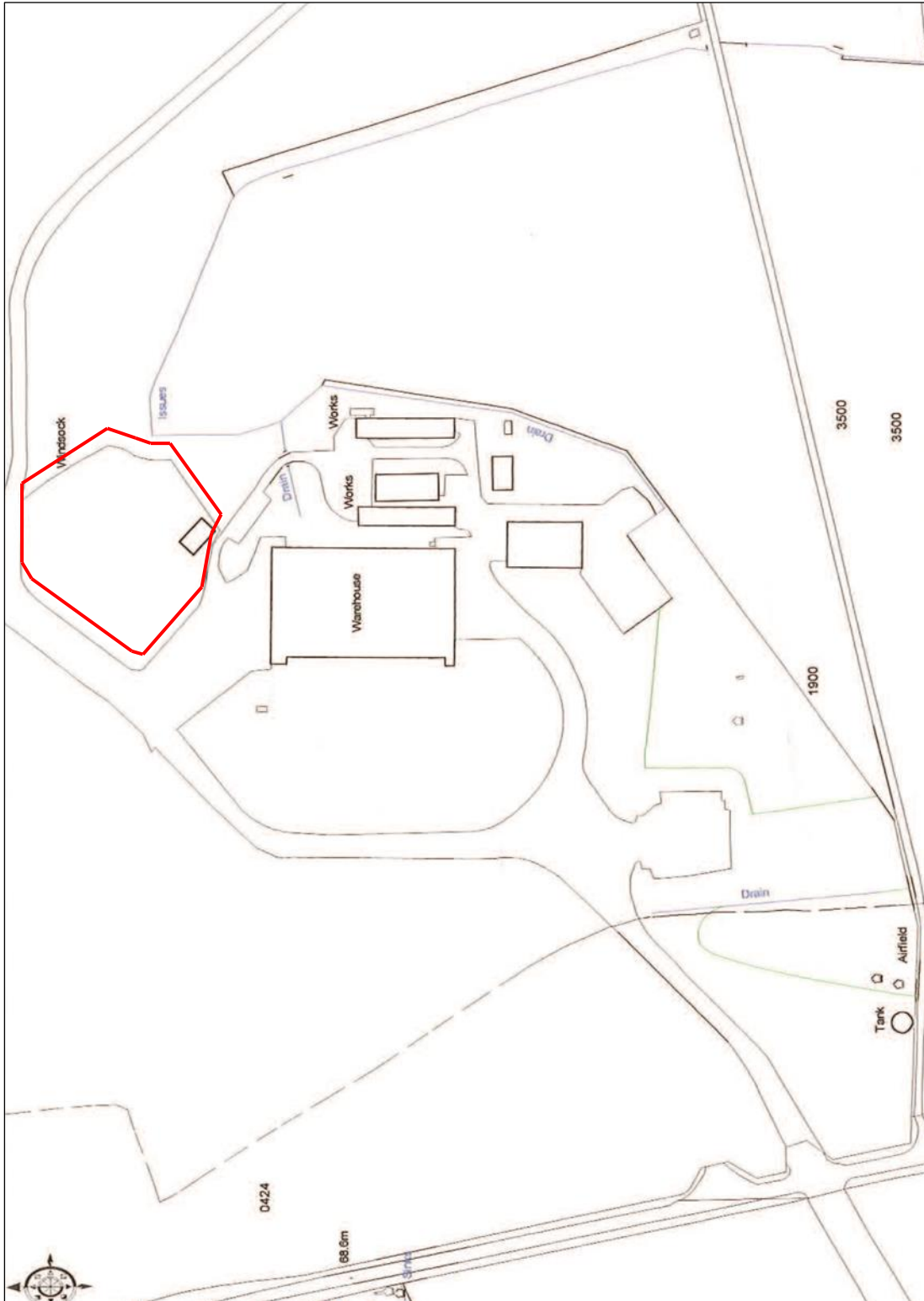
## Viewing & Further Information

Strictly by appointment with the sole letting agent:

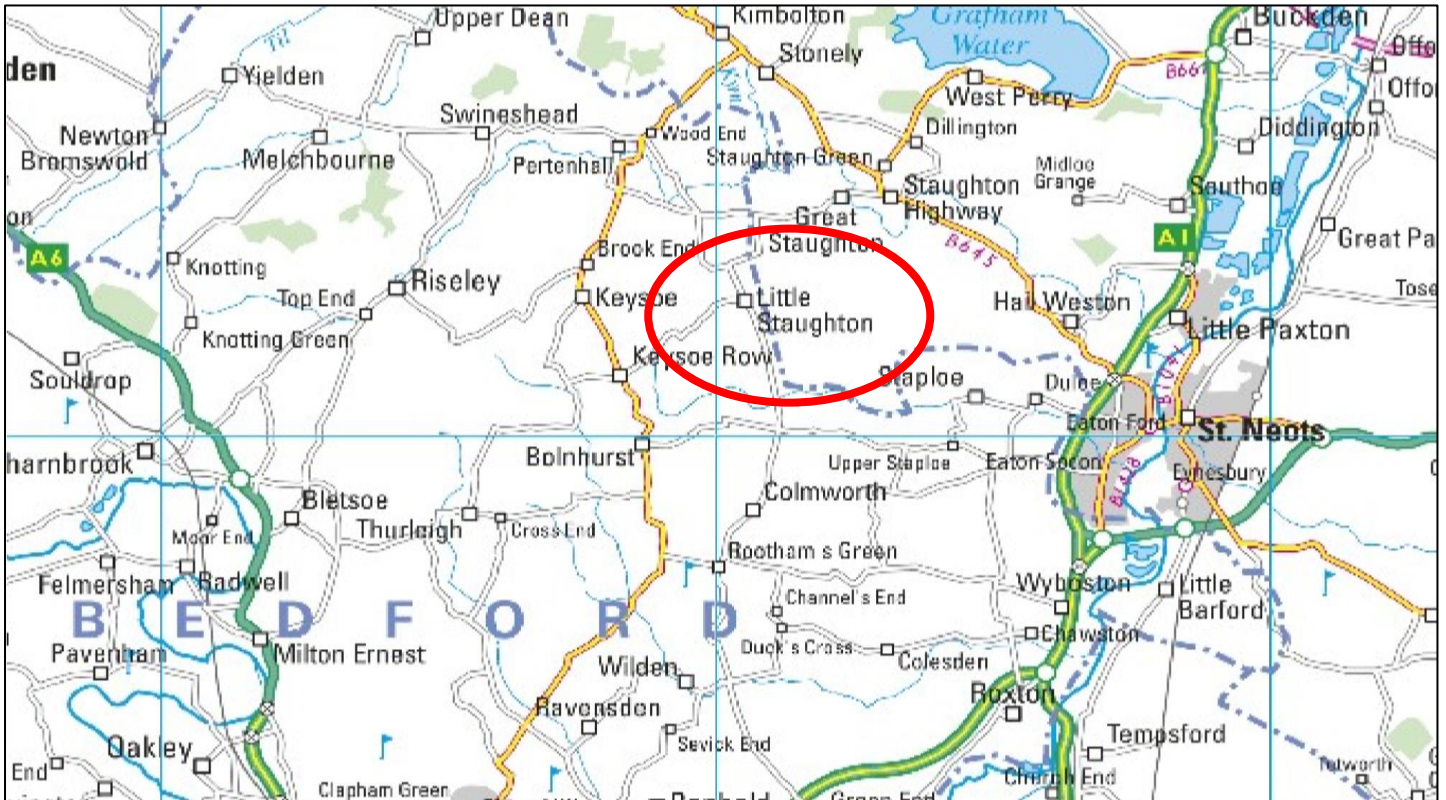
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