

Bridge House
121 Shortmead Street
Biggleswade
Beds
SG18 0BB

Tel: 01767 312131 Fax: 01767 600277

Website: www.cliftonsproperty.com

Oakpark Business Centre
Alington Road
St Neots
Cambridge
PE19 6WA

Tel: 01480 212607

Email: info@cliftonsproperty.com



Property Consultants: Commercial Agency:
Professional: Surveying Services

TO LET OPEN STORAGE SPACE Festival Reservoir Yard Space Lower Honeydon Farm, Honeydon Bedford MK44 2LR



Total area available 40,000 sq. (3716 sq.m.)

- Surfaced storage space
- Early occupation
- Secure site
- Flexible areas by discussion

Cliftons for themselves and for the vendors or lessors of the property whose agents they are give notice that: i. These particulars are a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. ii. Cliftons cannot guarantee the accuracy of any description, dimensions or references to condition, necessary permissions for use on occupancy and other details contained therein. Prospective purchasers or tenants should not rely on them as statement of fact and must satisfy themselves as to their accuracy. iii. No employee of Cliftons has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. iv. Rents quoted in these particulars may be subject to VAT in addition. v. Cliftons will not be liable in negligence or otherwise for any loss arising from the use of these particulars.

Cliftons is a trading name of Wakefield, Clifton & Beale Ltd. Registered Office 46A High Street, Olney, Buckinghamshire MK46 4BE

A list of directors and chartered surveyors is available from the registered office.

Company Registration No. 3445835

Festival Reservoir Open Storage Space Lower Honeydon Farm

LOCATION

The premises are to the west of the A1 by about 2.48km (1½ miles), almost in line with St Neots to the east. The plan attached identifies the position and approach to the premises.

DESCRIPTION

The surfaced area is of compacted lime stone finished with tarmac chippings suitable for the storage of products in an open air environment. The Honeydon site has a gated secure entrance with a surfaced concrete drive access way to the ground which is of a rectangular shape.

ACCOMMODATION

Site area	Total	40,000 sq. ft. (3716 m ²)
-----------	-------	---------------------------------------

SERVICES

Mains electricity and water are available.

TENURE

Leasehold terms will be by negotiation dependent upon the requirements of the tenant.

RENT

£2.00 per square foot

POSSESSION

Upon completion of legal documentation.

Festival Reservoir Open Storage Space Lower Honeydon Farm

LEGAL COSTS

The ingoing tenant to be responsible for both parties' legal costs.

VAT

Value added tax may be payable on the rent or other charges or payments. Intending lessees must satisfy themselves as to the applicable VAT position, if necessary taking appropriate professional advice.

VIEWING

Strictly by appointment with the agents, Cliftons 01767 312131 or 600111.



Festival Reservoir Open Storage Space Lower Honeydon Farm

