



GROSS INTERNAL AREA APPROX. 5,500 SQ.FT (510.97 SQ.M)

HIGHLIGHTS

- Highly sought-after location.
- Close to A509 and M1.
- B8 – Storage and Distribution.
- Gated access with CCTV.
- Private rural location.

STORAGE UNIT

SHERINGTON, BUCKINGHAMSHIRE MK16 9PU



Enquiries

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Additional Information

Location

Located in the village of Sherington, Buckinghamshire with direct access to the A509 without going through the village. The property is within 4.5 miles of Junction 14 of the M1 motorway.

Description

The property is a former agricultural building with an approved change of use to B8 - Storage and Distribution. There is ample space around the building for vehicles to turn with a large concreted yard. Electricity is connected to the building; The Farm has a secure gated entrance (with mobile phone access) and CCTV. The unit is located on a working farm. The unit extends to approximately 5,500 sqft (GIA). The eaves are approximately 4.5 metres (14.7 feet).

Rental

£2,000 per calendar month exclusive. VAT will be applicable on storage use.

One months' deposit will be payable prior to taking occupation.

Services

A service charge of no greater than 10% of the annual rent may be payable to cover the cost of the maintenance of common areas and services in general dependent on use.

Terms

Flexible terms, but with the Security of Tenure provisions of the Landlord and Tenant Act 1954 contracted out. An initial three-year term will be available.

Business Rates

The building is not rated and as such no rates are currently payable; any rates that may become payable in the future will become the responsibility of the Tenant.

Legal Costs

The Tenant will be responsible for a contribution to the Landlord's reasonable legal costs of £750 plus VAT for the preparation of a Business Tenancy Agreement.

Viewings

Strictly by prior appointment and only after having completed a short [Rural Business Space Questionnaire](#).

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

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