

FOR SALE OR TO LET



Unit 5 Glenmore Business Park
Stanley Road
Bedford
MK42 0XY

Light Industrial/Warehouse Unit

1,164 SqFt (108.14 SqM)

- Double Glazed Windows & Doors
- Up & Over Loading Door
- Fibre Optic Comms
- Single & 3 Phase Electrics

Location

The development is situated on Arkwright Road, on the Cambridge Road Industrial Estate, within easy reach of the M1 and A1 via the A421 Bedford Bypass.

Description

Glenmore Business Park is a recently built development of 23 units in a landscaped setting within an established commercial area.

The estate is fully fenced and security gated and located close to two junctions of the A421 Bedford bypass on one of Bedford's main industrial estates.

Terms

The property is for sale freehold at the quoting price of offers in excess of £295,000 exclusive.

Or

The premises are to be let on full repairing and insuring terms at a rent of £15,750 per annum exclusive.

Tenants are required to pay a 6 month rent deposit which will be held for the duration of the lease term. In addition any incoming tenant will be required to pay a non-refundable deposit of £2,500 plus VAT which will be deducted from the 6 month rent deposit when the lease completes.

VAT

VAT is payable. However, intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value - £7,700

Interested parties are advised to contact the relevant Local Authority

Accommodation

Mid terrace light industrial/warehouse unit available to lease or buy.

Built to a high standard with steel portal frame, low level brick fascias and quality cladding system to walls and roof.

Benefits and features include 6m internal eaves height, 15KN/m2 ground floor loading capacity, a sectional roller shutter loading door. The first floor is suitable as additional storage/production space or as offices (subject to necessary consents), allocated parking and wc and kitchen facilities.

Services provided to the unit include 3 phase electricity, mains gas, water and telecoms.

Floor Area (GIA)

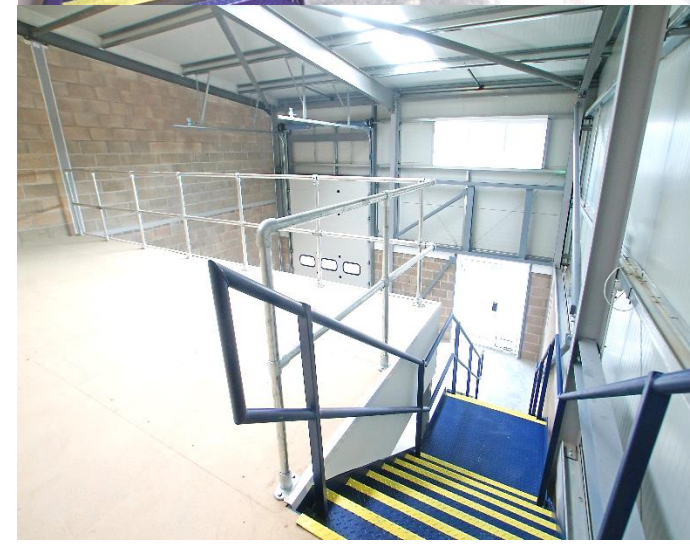
The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Accommodation	Sq. Ft	Sq. M
Ground Floor	776	72.09
Mezzanine:	388	36.05
Total	1,164	108.14

Areas quoted are approximate and should not be held as 100% accurate.

Service Charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.



Viewings

For further details please contact;

Joshua Parelo

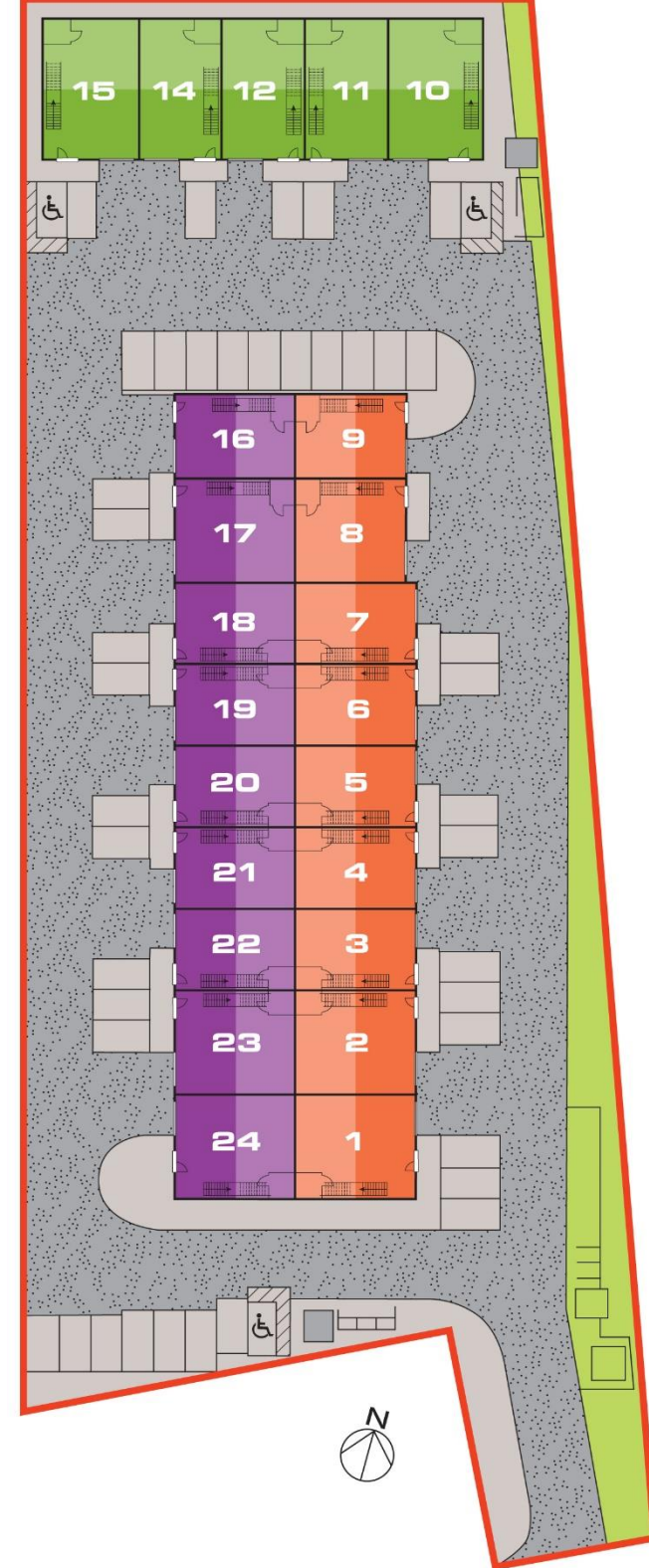
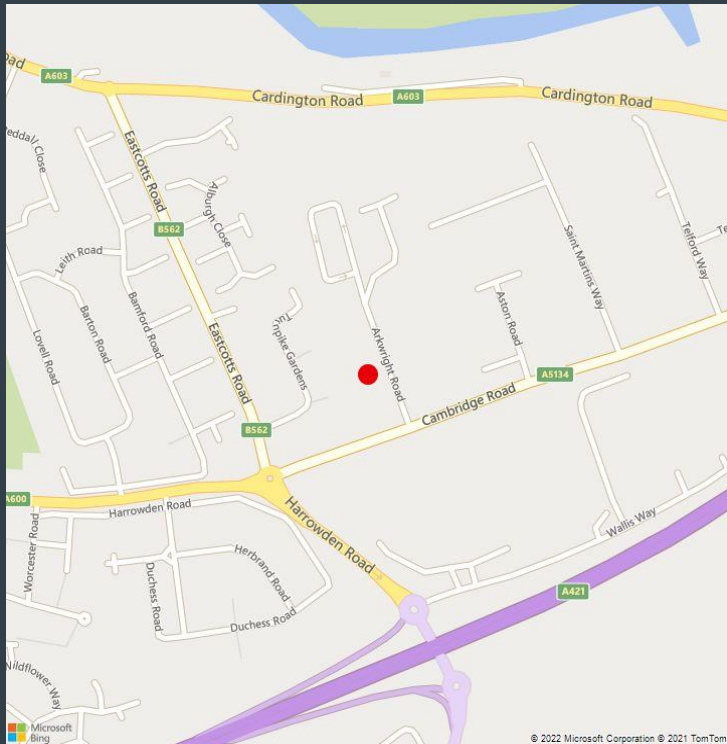
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