

# TO LET

5,702 Sq Ft (529.72 Sq M)

- › End terrace trade counter / industrial unit
- › Popular modern business park with ample parking provisions
- › Two roller shutter doors
- › Two storey office accommodation with WC and kitchen facilities
- › Popular modern estate



## Unit 20 Bedford Business Centre

Mile Road, Bedford, MK42 9TW





## LOCATION

- Bedford Business Centre is a modern, landscaped business park situated on Mile Road to the south of Bedford
- Quick access to the A421 linking the M1 at Junction 13 and the A1 at the Black Cat Roundabout
- Approximately 2 miles from Bedford Town Centre

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Google Maps

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## DESCRIPTION

- End terrace unit comprising clear span steel portal frame industrial unit with two storey office accommodation to the front
- 14 allocated car parking spaces plus small yard area and additional roller shutter to the side
- Eaves height of approximately 6.45m and Apex height of approximately 10.9m

## TERMS

Available by way of an assignment of the existing lease. The current passing rent is £40,000 per annum exclusive. VAT is payable.

A copy of the current lease can be provided upon request and it is possible that the landlord would be willing to agree new lease terms.

Please speak to the agents to discuss options in more detail.

## ACCOMMODATION (Gross Internal Area\*)

Ground Floor Warehouse	350.6 SQ M	3,774 SQ FT
Ground Floor Office	61.13 SQ M	658 SQ FT
First Floor Office	117.98 SQ M	1,270 SQ FT
<b>Total</b>	<b>529.72 SQ M</b>	<b>5,702 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-77

**Business Rates:** The Rateable Value is £32,000 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:



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