

TO LET

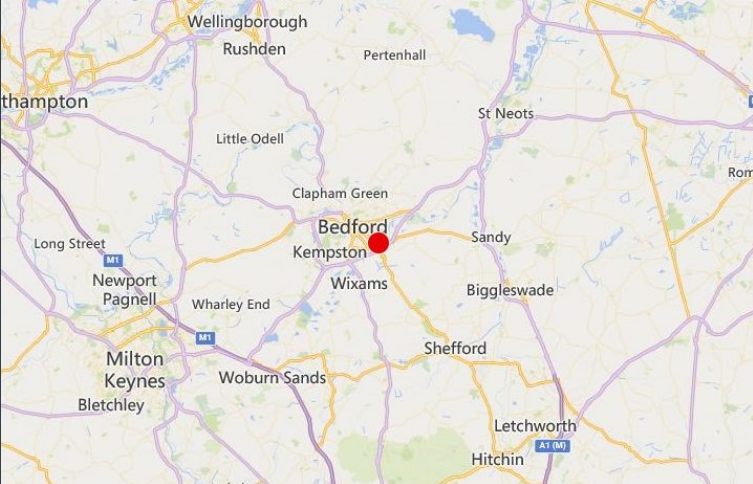
1,497 Sq Ft (139.07 Sq M)

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



Block A Unit 17 Glenmore Business Park

Stanley Road, Bedford, MK42 0XY



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
- Fast access to the A421 Bedford Bypass which links the M1 at Junction 13 and the A1 at the Black Cat Roundabout

/// what3words

///shorts.banks.foster

Google Maps

Click here



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
- 2 On Site Parking Spaces
- Disabled WC Facility

TERMS

The premises are to be let on full repairing and insuring terms at a rent of £20,250 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 ingoing 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 at the point of lease completion



ACCOMMODATION (Gross Internal Area*)

Ground Floor	92.71 SQ M	998 SQ FT
First Floor	46.36 SQ M	499 SQ FT
Total	139.07 SQ M	1,497 SQ FT

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

EPC: B- 41

Business Rates: The Rateable Value is £10,000 per annum. For the rates payable, please contact www.voa.gov.uk

CONTACT:



NATHAN GEORGE

07741 261890 nathan.george@kirkbydiamond.co.uk



JOSHUA PARELLO

07951 613205 joshua.parello@kirkbydiamond.co.uk

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP