

TO LET

8,345 Sq Ft (775.25 Sq M)

- Recently refurbished industrial/warehouse unit
- Generous parking and loading provisions
- Electric roller shutter loading door
- Refitted office space with WC's and kitchen



1 Arkwright Industrial Estate

Arkwright Road, Bedford, MK42 0LQ

>D KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- Arkwright Road Industrial Estate is located on the Cambridge Road industrial area to the south of Bedford.
- The estate benefits from quick access to the A421 linking up with the A1 at the Black Cat Roundabout and the M1 at Junction 13.
- Neighbouring occupiers on the estate include Howdens, Toolstation and Asda.

 what3words

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 Google Maps

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DESCRIPTION

- A recently refurbished industrial/warehouse unit on a popular estate with good connectivity, parking provisions and loading.
- The unit comprises mostly open plan warehouse space with refurbished offices, wc's and kitchen.
- Further benefits include electric roller shutter door, 5m eaves height and 3 phase electrics.
- The unit is positioned back to back with Unit 4 which is also available to lease and provides the opportunity to lease approx. 16,000 square feet.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £82,450 per annum exclusive. VAT is payable.

ACCOMMODATION

Total	775.25 SQ M	8,345 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B-41

Business Rates: The Rateable Value is £49,000 per annum. For the rates payable, please contact www.voa.gov.uk

CONTACT:

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