

FOR SALE/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

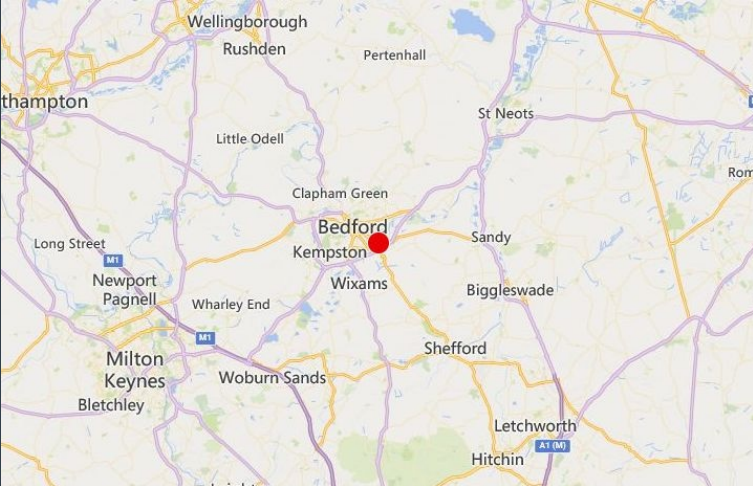
Stanley Road, Bedford, MK42 0XY

>D KirkbyDiamond

Contact: Nathan George or Joshua Parello

Tel: 01234 905128

kirkbydiamond.co.uk



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.

The premises are available for sale at offers in excess of £375,000 exclusive.

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