

TO LET

2,933 Sq Ft (272.48 Sq M)

- Modern Detached Workshop/Storage Unit
- Fenced & Gated Main Yard
- Office & WC's
- 2 Electric Loading Doors
- Immediate Access to Main Road Network



Holt's Yard

317 Bedford Road, Rushden, NN10 0SQ

KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- The premises are located on Bedford Road Rushden (A6) approx. 3 miles south of the town of Rushden and approx. 10 miles north of Bedford.
- It is very well located to access the A45 and A14 to the north and Bedford via the A6 to the south.
- The immediate area is fields and open countryside.



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DESCRIPTION

- The workshop is constructed of a steel portal frame with insulated profiled steel sheet elevations beneath a steel sheet roof with translucent panels.
- Access to the workshop is via 2 electrically operated roller shutter loading doors (3.96m-5.01m & 4.15m-3.57m). The apex is approx. 6.08m and the lower eaves 3.55m.
- The building also has an office, disabled WC, additional WC, tea station and 3 phase electric.
- The total site area is approx. 0.82 acres which has steel palisade security fencing to the entire boundary of the main yard and is accessed by a set of gates.
- Sewerage and waste water are dealt with by a private septic tank. We understand the premises has consent for a Sui Generis Haulage Yard use.

TERMS

The property is available to lease on a new full repairing and insuring lease at a rent of £45,000 per annum exclusive.

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ACCOMMODATION

Warehouse/Workshop	246.65 SQ M	2,655 SQ FT
Ground Floor Office & WC's	25.83 SQ M	278 SQ FT
Site Approx	0.33 HECTARES	0.82 ACRES
Total	272.48 SQ M	2,933 SQ FT

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

Business Rates: The Rateable Value is £24,250 per annum. For the rates payable, please contact www.voa.gov.uk.

Service Charge: The service charge is...

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