

FOR SALE/TO LET

1,356 Sq Ft (125.97 Sq M)

- › Unit Available Freehold or Leasehold
- › Two On Site Parking Spaces
- › Single & 3 Phase Electrics
- › Fast Access to A421 Bedford Bypass and the A6
- › Disabled WC Facility



Unit 12 Glenmore Business Park Stanley Road

Bedford, MK42 0LE

>D KirkbyDiamond

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LOCATION

- The development is situated at the end of Arkwright Road, on the Cambridge Road Industrial Estate, with fast access to the A421 Bedford Bypass which links the M1 at Junction 13 and the A1 the Black Cat Roundabout.
- Bedford town centre is approximately 3 miles away and the location also benefits from quick access to the A6 linking to Luton in the south and the A428 linking to Northampton in the north west.

/// what3words

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 Google Maps

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DESCRIPTION

- Unit 12 is now available for sale or lease at Glenmore Business Park, located just off Arkwright Road in Bedford.
- The development offers excellent connectivity, with fast access to the A421 Bedford Bypass, A6, A600, and A603, making it ideal for a range of business uses.
- The unit benefits from single and three-phase electrics, two on-site parking spaces, and modern facilities including a disabled WC and a kitchenette.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £18,500 per annum exclusive. VAT is payable. The premises is also available to purchase freehold at offers in excess of £345,000 exclusive. VAT is payable. 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.

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ACCOMMODATION (Gross Internal Area*)

Ground Floor	83.98 SQ M	904 SQ FT
First Floor	41.99 SQ M	452 SQ FT
Total	125.97 SQ M	1,356 SQ FT

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

EPC: B-44

Service Charge: The current service charge payable for 2025 is £736.03 per annum exc.

CONTACT:

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