

TO LET

2,900 Sq Ft (269.41 Sq M)

- › Hybrid industrial unit
- › 3-phase power
- › Ancillary office, W/C, and kitchenette
- › Parking to front elevation



Unit A9

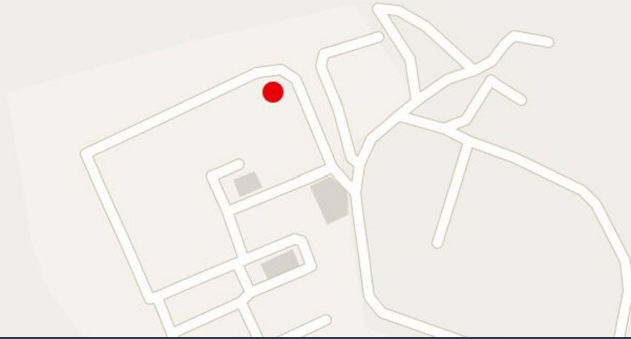
Barton Industrial Estate, Faldo Road, Barton-Le-Clay, Bedford, MK45 4RP

Contact: Chris Richards or Eamon Kennedy

Tel: 01582 738866

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Location

- Barton Industrial Estate is located on Faldo Road just off the A6 bypass which skirts round the village of Barton-Le-Clay and is roughly 6 miles from Luton and 13 miles from Bedford.
- The estate has good North-South access with Junction 12 of the M1 Motorway within 5 miles and the nearest junction to the A421 leading directly to the A1(M) 10 miles away respectively.
- Harlington railway station is 3.7 miles away and Flitwick is 5 miles away respectively.
- The village of Barton-Le-Clay is 1.2 miles distant which boasts a wide range of amenities.

 what3words

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 Google Maps

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Description

- Comprising an end-terrace hybrid industrial unit.
- The unit benefits from 3-phase power, ancillary first floor office space, W/C, and kitchenette.

Terms

Available by way of a new FRI lease for a term to be agreed.

VAT is payable.

Accommodation (Gross Internal Area*)

Total	269.41 SQ M	2,900 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: The property has an EPC rating of B (37)

Business Rates: The rateable value is £22,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. Further information is available upon request.

Contact:

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