

TO LET

2,532 – 5,064 Sq Ft

(235.22 – 470.45 Sq M)

- › Light industrial unit
- › Electric roller shutter loading door
- › 3-phase power and gas
- › Scope to combine two units
- › Ancillary office, W/C, and kitchenette



Unit B5

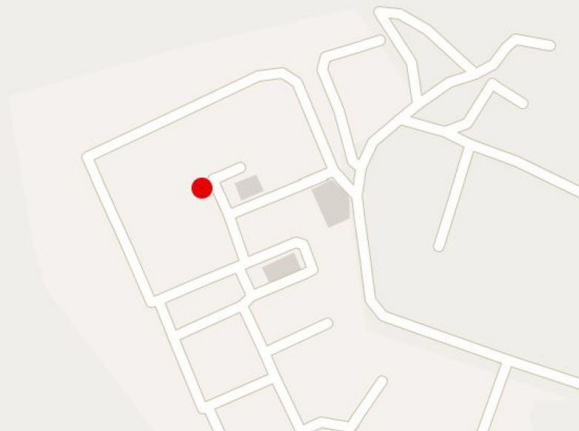
Barton Industrial Estate, Faldo Road, Barton-Le-Clay, Bedford, MK45 4RP

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

[///crops.boxing.tidal](https://crops.boxing.tidal)

 Google Maps

[Click here](#)

Description

- Comprising a mid-terrace light industrial unit.
- The unit benefits from an electric roller shutter loading door, all mains services, ancillary 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*)

Unit B5	235.22 SQ M	2,532 SQ FT
Unit B4	235.22 SQ M	2,532 SQ FT
Total	470.45 SQ M	5,064 SQ FT

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

EPC: The property has an EPC rating of D (88)

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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