

TO LET

2,500 Sq Ft (232.25 Sq M)

- › Light industrial unit
- › Electric roller shutter loading door
- › 3-phase power and gas
- › 3m clear internal eaves
- › Ancillary office, W/C, and kitchenette



Unit B6

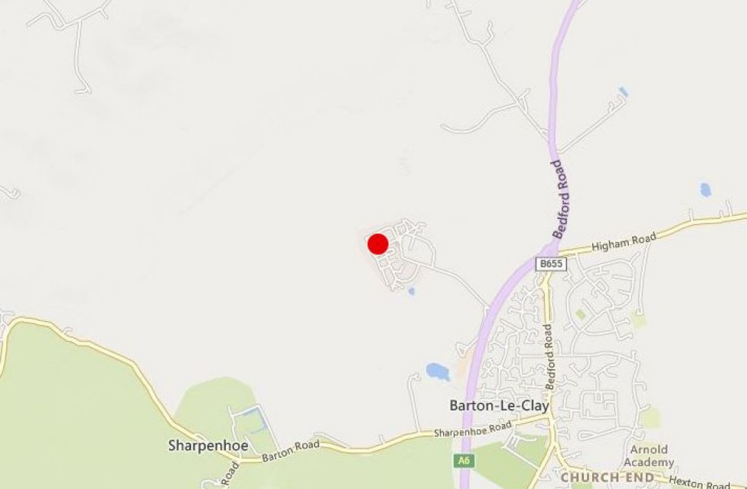
Barton Industrial Estate, Faldo Road, Barton-Le-Clay, Bedford, MK45 4RP

Contact: Chris Richards or Eamon Kennedy

Tel: 01582 738866

eddisons.com





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

///prongs.both.presides

 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*)

Total	232.25 SQ M	2,500 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 B(83)

Business Rates: The rateable value is £18,500. 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:

CHRIS RICHARDS

07983 775684 chris.richards@kirkbydiamond.co.uk

EAMON KENNEDY

07887 835 815 eamon.kennedy@kirkbydiamond.co.uk

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.