

TO LET

1,356 Sq Ft (125.97 Sq M)

- › Single & 3 Phase Electrics
65/70 KVA
- › Fast Access to A421 Bedford
Bypass, A6, A600 and A603
- › 2 On Site Parking Spaces
- › Disabled WC Facility
- › Kitchenette



Unit 14

Glenmore Business Park, Stanley Road, Bedford, MK42 0XY

Contact: Joshua Parello or Enza Marinaro
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eddisons.com





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

///shorts.banks.foster

 Google Maps

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Description

- Unit 14 is now available for 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

The premises are to be let by way of a new FRI lease for a term to be agreed at a rent of £17,000 per annum. VAT is payable

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

Business Rates: The rateable value is £12,000. For the rates payable please contact us or www.voa.gov.uk

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