TO LET

9,547 Sq Ft

(886.92 Sq M)



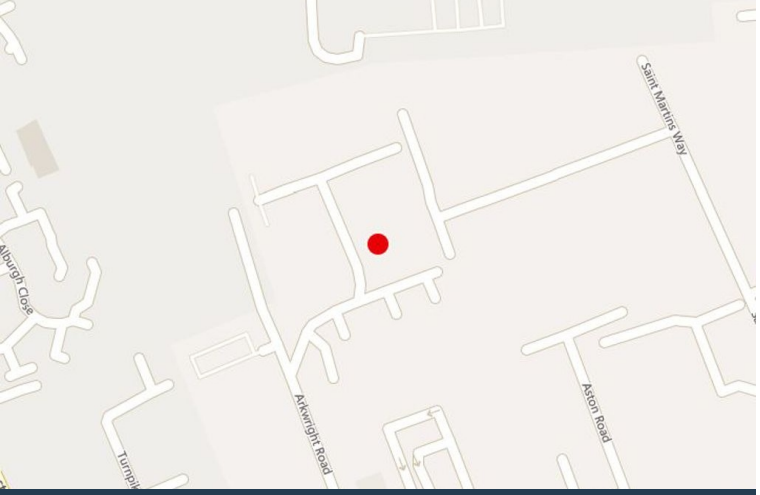
- Generous parking and loading provisions
- Quick access to A421 linking the A1 to the M1
- Currently under refurbishment
- Available to lease on new terms

16-17 Arkwright Road

Bedford, MK42 0LQ

Contact: Nathan George or Diccon Brearley
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Location

- Arkwright Industrial Estate is situated adjacent to the A421 which links the A1 at the Black Cat Roundabout to the M1 at Junction 13. Nearby Bedford station offers direct and regular services to Brighton, London and Gatwick Airport.
- Bedford town center is approximately 2.5 miles from the estate and neighboring towns of Luton and Milton Keynes are easily accessible.

what3words
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Google Maps
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Description

- A pair of neighboring industrial / warehouse units that have been linked internally and would be suitable for a range of commercial business uses (subject to planning).
- The Arkwright Industrial Estate is a popular and established estate with longstanding occupiers such as Howdens, Parker and Alugutter.
- The units have a 5m clear internal height, 2 electric level access roller shutter doors to, 3-phase power supply and a good sized loading / car parking area the front.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £100,250 per annum plus VAT.

Accommodation (Gross Internal Area*)

Total	**886.92 SQ M**	**9,547 SQ FT**

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

EPC: Unit 16 D (88). Unit 17 C (70).

Business Rates: The rateable value is £58,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Contact:

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