

# TO LET



Werran House  
25A Caxton Road  
Elms Industrial Estate  
Bedford  
MK41 0LF

A Detached Storage &  
Office Building With  
Enclosed Yard

3,546 SqFt (329.57 SqM)

- Open Plan & Private Offices
- Double Glazed Windows
- Fluorescent Strip Lights
- Enclosed Yard



## Location

The premises are located on Caxton Road on the Elms Industrial Estate which is situated directly off the A4280 road linking the A421 Bedford Bypass to the town centre.

## Description

An established detached workshop/storage and office building situated on a self contained site which provides a fenced and gated yard area to the rear and car parking to the front.

It is constructed of brick walls beneath a pitched roof over the workshop/storage area and a flat roof over the two storey office accommodation.

## Terms

The premises are to be let on a new internal repairing, decorating and insuring lease for a term to be agreed at a rent of £32,000 per annum. The lease will be contracted outside of the security provisions of the 1954 Landlord & Tenant Act.

## VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Business Rates

Rateable Value - £13,500

Interested parties are advised to contact the relevant Local Authority.

## EPC

TBA

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## Accommodation

The workshop/warehouse area is situated to the rear of the building accessed from the yard. A pair of steel and timber doors provide delivery access into the unit.

To the front of the building are offices over two floors with additional offices, storage, ladies & gents wc's and a kitchen also provided to the ground floor.

An area of light storage is provided to the first floor. The offices have double glazed windows and electric panel heaters.

2 shipping containers are located in the yard for the use of tenants.

## Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
Ground Floor	241.34	2,597
First Floor Offices	55.11	593
Mezzanine/Light Storage Floor	33.12	356
<b>Total</b>	<b>329.57</b>	<b>3,546</b>

Areas quoted are approximate and should not be held as 100% accurate.

## Viewings

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