

TO LET



**110 Fenlake Road, Fenlake Industrial Estate, Bedford,
MK42 0HB**

775 SqFt (72.0 SqM)

£8,000 Per Annum Exclusive

Light Industrial Unit

- Single & 3 Phase Electrics
- Parking
- WC Facility
- Roller Shutter Loading Door

Location

Located on Fenlake Road Industrial Estate. Good access to the A600/A603 & A421 Bedford Southern Bypass which links to the M1 and A1.



Description

An established brick built light industrial/storage unit.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £8,000 per annum exclusive.

Business Rates

Rateable Value – £7,000.

Interested parties are advised to contact the relevant Local Authority.



Accommodation

The premises benefit from single and 3 phase electrics, a small office, storage and WC facilities.

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

Accommodation	Sq. M	Sq. Ft
Ground Floor	72.0	775
Total	72.0	775

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

EPC

This property's energy rating is C-63.

Service Charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

Viewings

For viewings and further information please contact:

Chandan Teji

01234 905132

Chandan.teji@kirkbydiamond.co.uk

Nathan George

01234 905134

Nathan.george@kirkbydiamond.co.uk



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