

TO LET



Unit 5 Manton Lane
Manton Lane Industrial Estate
Bedford
MK41 7PB

Extended Workshop & Office Unit

3,920 SqFt (364.23 SqM)

- Private Offices
- Single & 3 Phase Electrics
- Ceiling Mounted Gas Blower
- Category II Lighting
- Up & Over Loading Door
- Private Car Park

Location

The premises are located on the Manton Lane Industrial Estate which is situated to the north west of Bedford town centre less than a mile from the A6.

The town centre is approx. 1.8 miles from the unit and the main railway station is 1.4 miles. The closest junction of the A421 Bedford Bypass is approx. 3.8 miles.

Description

An established end terrace light industrial unit, which has been extended to the rear, constructed of brick and block walls and a steel truss roof to the original building and a steel portal frame to the extension.

There is a replacement, insulated roof with translucent panels providing excellent natural light. Offices are provided to the front of the unit as is parking for 3-4 vehicles.

Terms

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rental of £30,000 per annum exclusive. The lease will be contracted outside of the security provisions of the 1954 Landlord & Tenant Act. The premises are available from 1st August 2024.

VAT

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

Business Rates

Rateable Value - £14,500

Interested parties are advised to contact the relevant Local Authority

EPC

D-98

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Accommodation

The unit offers 2 clear span workshop areas. Within the original area partitioning has been used to provide an enclosed 'clean room' and to the front are the offices and ladies and gents wc's.

Above the offices and clean area is low height storage. There is a gas fired warm air heater in the main workshop, single and 3 phase electrics, lighting throughout and sectional up and over loading door to the rear (3.04m-3.08m).

The windows and doors are double glazed.

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	295.75	3,183
Storage	68.48	737
Total	364.23	3,920

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

Viewings

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