

FOR SALE

 KirkbyDiamond



1A Manor Park
Windsor Road
Bedford
MK42 9HW

Recently Built High Specification
Vehicle Repair Workshop
1,077 SqFt (100.05 SqM)

- Rarely Available Body Shop Premises
- Parking & Gated Yard Area
- Solar Panels (2.5 KN)
- Spray Booth

Location

The premises are located on Windsor Road an established commercial estate situated off Mile Road (A5134) approx. 2.1 miles from Bedford town centre, 2.4 miles from the main railway line and 1.6 miles from the junction of the A421 Bedford Bypass and A6.

The premises are located at the end of the estate adjacent to Marabese Ceramics.

Description

The premises comprises of a recently built bespoke car repair body shop / workshop. It is constructed to a very high specification of a steel portal frame with brick and block walls to 2.7m and having profiled insulated sheets to the upper elevations and roof. To 3 sides of the building is a concrete slab providing parking to the front plus fenced and gated parking/storage areas to the side and rear. This provides private parking for 6 vehicles.

The exterior has security lighting.

Internally the premises has an office/reception, disabled compliant wc, tea station, single and 3 phase electrics, LED lights, security and fire alarm systems, and the office has an electric heater.

The energy supply is supplemented by 2.5 KN PV solar panels fitted to the roof.

The eaves height is approx. 3.75m and the apex 4.85m. Access is via a personnel door into the office and an electrically operated insulated roller shutter loading door (3.50m-3.54m). The door is fitted with an external security barrier. A newly installed spray booth is also available subject to separate negotiations.

Terms

The premises are to be sold freehold at offers in excess of £300,000 exclusive.

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VAT

We understand that VAT is payable. However intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value - £TBA

Interested parties are advised to contact the relevant Local Authority

EPC

B-28

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	100.05	1,077

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

Viewings

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