

TO LET/FOR SALE

>D KirkbyDiamond



Unit 3 Amphill Business Park
Station Road
Amphill
Beds MK45 2QW

Industrial/Warehouse Unit
9,192 SqFt (853.92 SqM)

- Offices Over Two Floors
- Ample On Site Parking
- Loading/Delivery Area
- Fast Access to M1 (J12 & J13)

Location

The premises are located on the Station Road Industrial Estate at Ampthill which is situated just off the A507 which provides quick access to J12 & J13 of the M1 and leads to the A1 & A6.

Description

The property comprises of a modern end terrace light industrial/warehouse and office unit constructed of a steel portal frame with brick and profiled steel elevations. Internally there are offices over 2 floors with WC and kitchen facilities. Access to the main warehouse area is via an up & over loading door with eaves height of 6.07m and ridge height of 7.74 to the underside of the portal frame. Within the warehouse is a mezzanine floor area providing additional storage space.

Externally there is ample parking to the front of the unit and a loading bay adjacent to the loading door.

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 £72,000 per annum exclusive.

Alternatively, the premises are available for sale by way of a long leasehold interest at a quoting price of £1,350,000 exclusive.

VAT

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

Business Rates

Rateable Value - £48,750

Interested parties are advised to contact the relevant Local Authority

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Floor Area (NIA/GIA)

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

Accommodation	Sq M	Sq Ft
Ground Floor Warehouse	360.65	3,882
Ground Floor Office	248.19	2,672
First Floor Office	140.76	1,515
Mezzanine Floor	104.32	1,123
Total	853.92	9,192

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

EPC

C-67

Service Charge

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

Viewings

For further details please contact;

Nathan George

01234 905034

nathan.george@kirkbydiamond.co.uk

Diccon Brearley

01234 905133

diccon.brearley@kirkbydiamond.co.uk

Josh Parello

01234 982019

joshua.parello@kirkbydiamond.co.uk

