

FOR SALE



Fairfield House
Unit 5 Hudson Road
Elms Industrial Estate
Bedford
MK41 0LZ

Industrial | Warehouse
Unit With Secure Yard

14,636 Sq Ft (1,359.78 Sq M)

- Quick Access to the A421
- Fenced & Gated Yard
- High Spec Offices
- Up & Over Loading Door 4m x 4m

Location

The premises are located on Elms Industrial Estate to the east of the town centre providing quick access to the A421 Bedford Bypass which links the M1 at Junction 13 and the A1 at the Black Cat roundabout.

Hudson Road is one of the main roads onto the estate and the property is positioned at the end of a small cul-de-sac.

Approximately 3.5 miles from the town centre, 4 miles from the main railway station and less than 2 miles from a main junction of the A421 Bedford Bypass.

Description

The property comprises a detached workshop/warehouse and office premises constructed of a steel portal frame with brick and block upper walls and insulated profile steel upper elevations and roof.

Internally there are offices over two floors of good specification that are mostly open plan with separate meeting rooms, private office rooms and stores/workshop areas. In addition, there are staff welfare facilities including WC's, kitchen/staff room.

The offices benefit from radiator central heating, suspended ceilings with LED lighting, comfort cooling and UPVc double glazed windows.

The warehouse is clear span with a mezzanine floor in one corner adjacent to the loading door. The eaves height is approx. 4.6 metres, and the apex height is 6.8m.

Furthermore, there are translucent roof panels throughout the roof, gas warm air heaters and LED lighting.

Externally the yard and car parking area is enclosed by steel palisade fencing and double gates. There are parking spaces for approx. 18 cars and an additional area of yard to the end of the unit.

Terms

The premises can be sold freehold with vacant possession at a sale price of £1,850,000 exclusive.

VAT

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

Floor Area

GIA – Gross Internal Area

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition.

Accommodation	Sq M	Sq Ft
Ground Floor	1,023.22	11,014
First Floor	236.12	2,541
Mezzanine	100.43	1,081
Total	1,359.78	14,636

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

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Business Rates

Rateable Value - £80,500

Interested parties are advised to contact the relevant Local Authority.

EPC

TBA

Viewings

Strictly by appointment only.

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