

TO LET



1 Highfield Parc
Highfield Road
Oakley
Bedford
MK43 7TA

High Quality Light
Industrial/R & D & Office Unit
Approx 4,558 SqFt (423.56 SqM)

- Open Plan & Private Offices
- Comfort Cooling
- Up & Over Loading Door
- On Site Parking

Location

Highfield Parc is located on the north east side of the village of Oakley approximately 4.4 miles from Bedford town centre and 3.9 miles from Bedford's mainline railway station.

It is situated immediately off a junction with the A6.

Description

A modern end terrace hi-tech light industrial, R & D and office building located on a small high quality business park.

It is constructed of a steel portal frame with brick and block lower elevations, insulated profiled steel upper elevations and full height powder coated aluminium double glazed windows and doors to two sides.

Terms

The premises are to be let on new full repairing and insuring lease for a term to be agreed at a rent of £50,000 per annum exclusive.

Business Rates

Rateable Value – £37,000

Interested parties are advised to contact the relevant Local Authority.

EPC

D-(98)

Accommodation

The premises provides high quality accommodation throughout with offices over two floors together with a full height workshop and storage area accessed via an insulated up & over loading door (3.60m-3.60m) fronting a delivery area.

The offices are principally open plan but also offer a management office and a large broadroom. Ladies, gents & disabled wc facilities are located on the ground floor, together with a kitchenette. Within the toilet facility which is accessed from the workshop / warehouse area is a shower.

The offices benefit from gas radiator central heating and ceiling and wall mounted air conditioning units. There is a gas fired warm air heater in the workshop. There are also single & 3 phase electrical services. The eaves height is approx 5.10m and the apex is approx 6.50m. Allocated parking is situated in front of the offices.

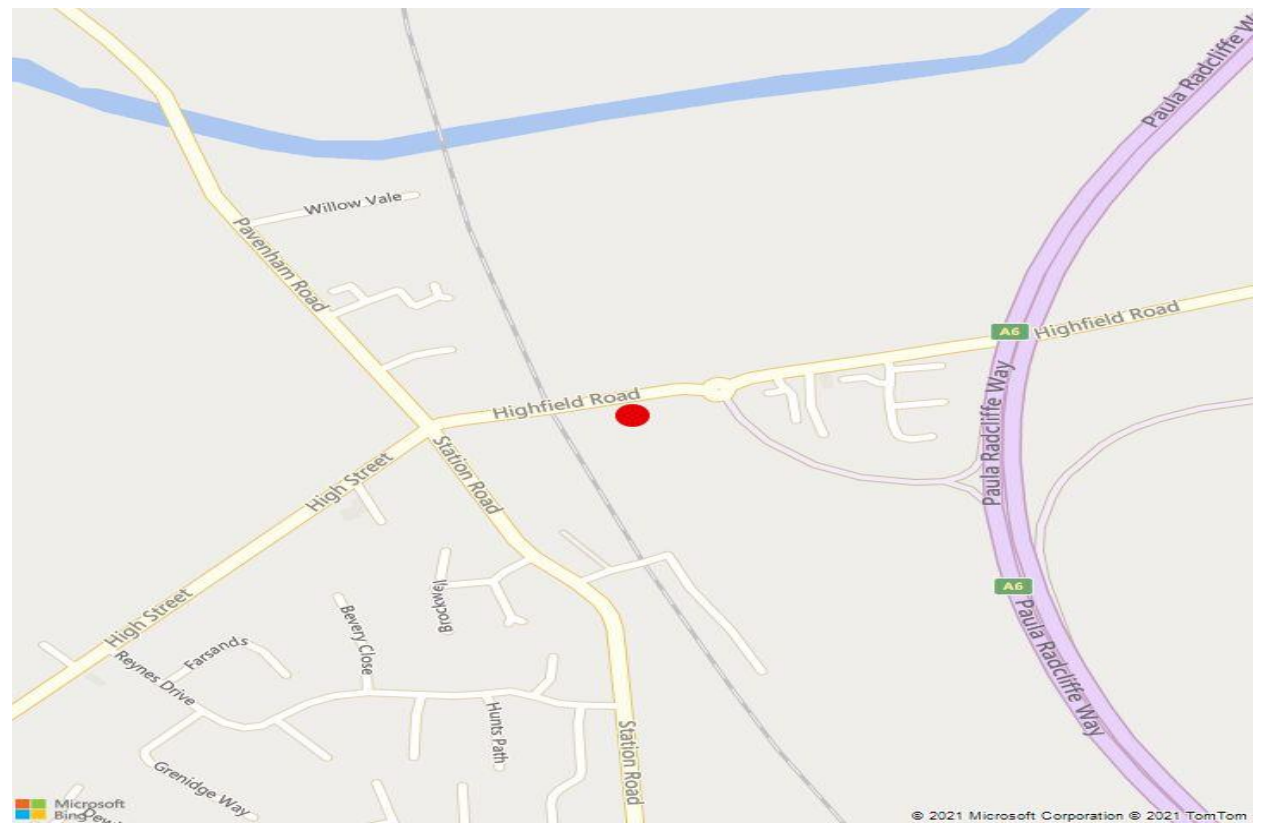
Floor Area (GIA)

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

Accommodation	Sq Ft	Sq M
Ground Floor	3,210	298.29
First Floor	1,348	125.27
Total	4,558	423.56

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





Viewings

Strictly by appointment only

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