

TO LET- Light Industrial/Storage Unit



110D Fenlake Road, Fenlake Industrial Estate, Bedford, MK42 0HB

393 sq. ft (36.5 sq. m)

£6,500 Per Annum Exclusive

- Secure Unit
- Mezzanine Floor
- Parking
- WC Facilities

Location

The property is located on the Fenlake Road Industrial Estate. Good access to the A6 & A421 Bedford Bypass.

Description

An established brick and block built light industrial/storage unit ideal for a small or new business.

Terms

The premises are to be let on an effective full repairing and insuring lease for a term to be agreed at a rental of £6,500 per annum exclusive. The property is available from the 27th January 2025.

VAT

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

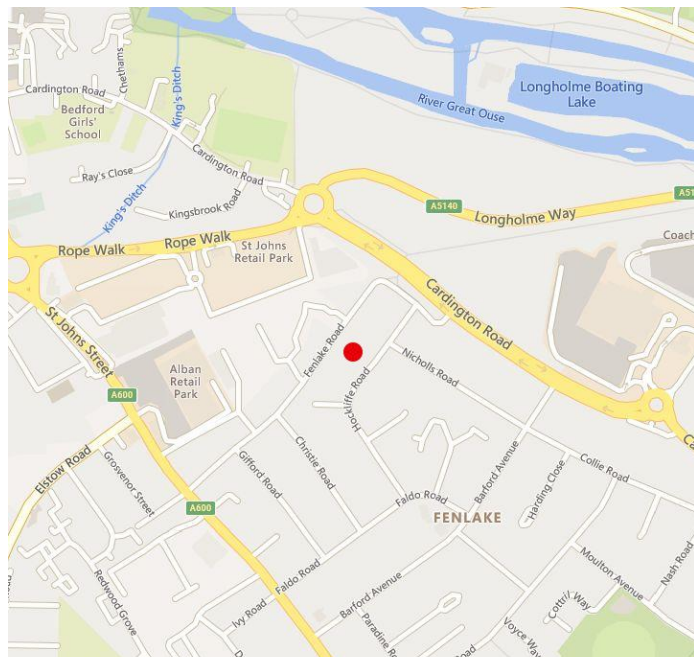
Business Rates

Rateable Value – £3,400.

Interested parties are advised to contact the relevant Local Authority.

Service Charge

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



Accommodation

The premises benefit from single and 3 phase electrics, electric roller shutter door and WC facility.

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

Accommodation	Sq. M	Sq. Ft
Ground Floor	36.5	393
Total	36.5	393

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

EPC

This property's energy rating is C-69.

Viewings

For viewings and further information please contact:

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