

TO LET / FOR SALE

>D KirkbyDiamond



Unit 3 Manor Park
Windsor Road
Bedford
MK42 9HW

Warehouse & Office Premises

5,894 SqFt (547.6 SqM) Plus
Storage of 1,832 SqFt – 167.40 SqM

- Private & Open Plan Offices
- Single & 3 Phase Electrics
- Suspended Ceiling
- Electric Roller Shutter Door

Location

The premises are located off Mile Road on the south side of Bedford and is an established industrial estate with occupiers including Huws Gray & Richardsons. The premises are located at the end of the road on Manor Park.

It has good access to the A600, A6 and A421 Bedford Southern Bypass which links to the M1 and A1.

Description

The premises comprise an established warehouse, workshop and office facility situated on the Windsor Road.

It is predominantly constructed of brick walls beneath a pitched steel truss roof and corrugated steel sheeted upper elevations. The warehouse is clear span and has tiled ceiling. There is a range of offices together with toilet and kitchen facilities at one end of the building. Externally there is allocated parking for approximately 8 cars. The electric loading / delivery door is located in the side elevation.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £43,000 per annum exclusive. The premises are also for sale freehold at offers in the region of £550,000 exclusive.

VAT

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

Business Rates

Rateable Value - £25,500

DISCLAIMER

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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 Workshop	372.88	4,014
Ground Floor Offices	174.72	1,880
First Floor Storage	167.40	1,832
Total	715.00	7,726

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

EPC

TBA

Viewings

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