

# TO LET – Warehouse/Light Industrial



11-13 Edison Road  
Elms Farm Industrial Estate  
Bedford  
MK41 0HU

Light Industrial/Warehouse  
Unit with external storage.

6.771 SqFt (629.04 SqM)

- Two electric loading doors.
- Clear Span accommodation.
- Single storey offices.
- Enclosed yard area.



## Location

The premises are located on Edison Road which is situated on the long and well established Elms Industrial Estate in Bedford

The unit is particularly well located to the eastern edge of Bedford with excellent access to the A4280 and A421 Bedford Bypass linking the M1 (J13) to the A1.

## Description

The premises provide a semi-detached industrial unit benefitting from two double loading doors and with a minimum clear height of 5.57m and a minimum eaves height of 6.11m. The structure is clad with profile steel which is insulated to roof & elevations, over a blockwork construction around a steel frame supporting lattice trusses. At ground floor is a single storey office with double glazed UPVC windows and doors, a kitchenette and WC accommodation. Oil fired radiators are provided throughout. The warehouse benefits from electric loading doors within a secure palisaded and gated yard space, with daylighting panels and electric lighting. Three phase and single-phase electricity are provided.

## 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 £70,000.00 per annum exclusive.

## VAT

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

## Business Rates

Rateable Value - £39,000.

Interested parties are advised to contact the relevant Local Authority

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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	592.90	6,382
Storage/mezz	<u>36.14</u>	<u>389</u>
<b>Total</b>	<b><u>629.04</u></b>	<b><u>6,771</u></b>

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

## Service Charge

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

## EPC

81D

## Viewings

For further details please contact;

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