

TO LET



Unit 17 Glenmore Business Park
Stanley Road
Bedford
MK42 0XY

Light Industrial/Warehouse Unit

1,497 SqFt (139.07 SqM)

- Double Glazed Windows & Doors
- Up & Over Loading Door
- Fibre Optic Comms
- Single & 3 Phase Electrics

Location

The development is situated on Arkwright Road, on the Cambridge Road Industrial Estate, within easy reach of the M1 and A1 via the A421 Bedford Bypass.

Description

Glenmore Business Park is a recently built development of 23 units in a landscaped setting within an established commercial area.

The estate is fully fenced and security gated and located close to two junctions of the A421 Bedford bypass on one of Bedford's main industrial estates.

Terms

The premises are to be let on full repairing and insuring terms at a rent of £20,250 per annum exclusive.

Tenants are required to pay a 6-month rent deposit which will be held for the duration of the lease term.

In addition, any ingoing tenant will be required to pay a non-refundable deposit of £2,500 plus VAT which will be deducted from the 6-month rent deposit when the lease completes.

VAT

VAT is payable. However, intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value - £10,000

Interested parties are advised to contact the relevant Local Authority

EPC

This property's energy rating is B-41.

Accommodation

A high-standard mid-terrace light industrial/warehouse unit is available for lease, featuring a steel portal frame, low-level brick fascias, and quality wall and roof cladding. The unit offers a 6m internal eaves height, 15KN/m² ground floor loading capacity, and a sectional roller shutter door. The first floor is suitable for storage, production, or office use (subject to necessary consents). Additional benefits include allocated parking, WC, and kitchen facilities, along with 3-phase electricity, mains gas, water, and telecom services.

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	998	92.71
Mezzanine:	499	46.35
Total	1,497	139.07

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.

Viewings

For further details please contact;

Nathan George

01234 905134

nathan.george@kirkbydiamond.co.uk

Joshua Parello

01234 982019

joshua.parello@kirkbydiamond.co.uk

