

FOR SALE/TO LET

19,337 - 51,811 Sq Ft

(1,796.41 - 4,813.24 Sq M)

- Two Storey Offices
- Site Area Approx. 1.98 Acres
- 2 Electrically Operated Loading Doors
- Enclosed Fenced & Gated Yard
- Gas Central Heating & Comfort Cooling To The Offices



Philex House

Kingfisher Wharf, London Road, Bedford, MK42 0NX

>D KirkbyDiamond

Contact: Diccon Brearley or Nathan George

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LOCATION

- The premises are located on London Road (A600) approx 1 mile from the Bedford Town Centre
- Approx 1.3 miles from Bedford Railway Station
- It is conveniently situated approx 1.5 miles from the A421 Bedford Bypass which provides a direct link to the M1 (J13) and the A1 at the Black Cat Roundabout.

/// what3words

///learns.gone.shower

Google Maps

Click here



DESCRIPTION

- Gated Concrete Yard
- Forklift Access Points
- Two Electrically Operated Metal Roller Shutter Doors
- Mainly Open Plan Offices & Staff Facilities
- Gas Fired Radiator Heating System & Ceiling Mounted Comfort Cooling Units

TERMS

Both purchase and leasing options are available.

The premises are offered for sale on a freehold interest at offers in the region of £4,800,000 exclusive with vacant possession.

Alternatively, the premises are available on a new full repairing and insuring lease for a term to be agreed at a rental of £365,000 per annum exclusive.

Consideration may be given to the letting of a secure warehouse area of approx 19,337 square feet for £110,000 per annum exclusive.

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ACCOMMODATION

Warehouse	4,162.48 SQ M	44,806 SQ FT
Ground Floor Offices	349.86 SQ M	3,766 SQ FT
First Floor Offices	300.9 SQ M	3,239 SQ FT
Total	4,813.24 SQ M	51,811 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B-45

Business Rates: The Rateable Value is £172,000 per annum. For the rates payable, please contact www.voa.gov.uk

CONTACT:



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