

**FOR SALE/TO LET**

**5,894 Sq Ft (547.55 Sq M)**

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



**Unit 3 Manor Park**

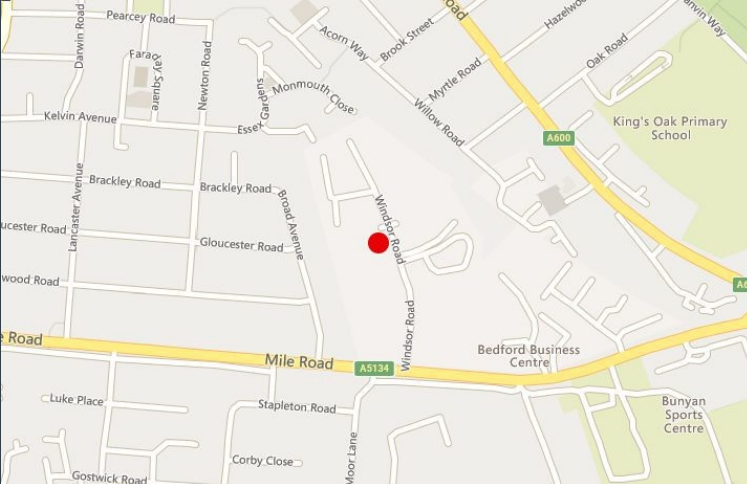
**Windsor Road, Bedford, MK42 9SU**

**>D KirkbyDiamond**

Contact: Diccon Brearley or Nathan George

Tel: 01234 905128

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## 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

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Google Maps

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## 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

## 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.



## ACCOMMODATION

Ground Floor Workshop	372.9 SQ M	4,014 SQ FT
Ground Floor Offices	174.65 SQ M	1,880 SQ FT
First Floor Storage	170.19 SQ M	1,832 SQ FT
<b>Total</b>	<b>547.55 SQ M</b>	<b>5,894 SQ FT</b>

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

EPC: D-85

**Business Rates:** The Rateable Value is £25,500 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:



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