

TO LET

1,511 Sq Ft (140.37 Sq M)

- › Double Glazed Windows & Doors
- › Up & Over Loading Door
- › Fibre Optic Comms
- › Single & 3 Phase Electrics
- › First Floor Suitable For Storage, Production or Office Use



Unit 2 Glenmore Business Park

Stanley Road, Bedford, MK42 0LE



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

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Google Maps

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DESCRIPTION

- A Sectional Roller Shutter Door
- First Floor Accommodation
- Allocated Parking
- 3 Phase Electrics
- WC & Kitchen Facility

TERMS

The premises are to be let on a full repairing and insuring terms at a rent of £21,950 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 in-going tenant will be required to pay a non-refundable deposit of £2,500 plus VAT which will be deducted from the 6 months rent deposit when the lease completes.

ACCOMMODATION

Ground Floor	92.71 SQ M	998 SQ FT
First Floor	47.66 SQ M	513 SQ FT
Total	140.37 SQ M	1,511 SQ FT

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

EPC: B-41

Business Rates: The Rateable Value is £10,000 per annum. For the rates payable, please contact www.voa.gov.uk

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