

# TO LET

2,694 Sq Ft (250.27 Sq M)

- › Conjoined Units
- › Modern End Terraced
- › Two In-line Loading Doors
- › Allocated Parking



## 12 & 13 Bedford Business Centre

Mile Road, Bedford, MK42 9TW



## LOCATION

- The premises are located on the Bedford Business Centre, Mile Road, which is located approximately 1
- 7 miles from Bedford town centre, 2
- 1 miles from Bedford railway station, and 1 mile from the A421 Bedford Bypass
- Occupiers of the estate include Euro Car Parts, Plumbase, City Electrical Factors & GAP

 what3words

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 Google Maps

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## DESCRIPTION

- The premises provide two modern, end terraced units which are conjoined to provide a single unit
- Mezzanine for additional office and storage
- Parking is provided in allocated parking bays within the adjoining estate
- Two Full Height Up & Over Loading Doors

## TERMS

Available by way of an assignment of an existing 5 year lease dated 24/12/22.

The current passing rent is £25,500 per annum exclusive. This rent excludes the mezzanine area which was installed y way of a tenant's improvement.

## ACCOMMODATION (Net Internal Area\*)

Ground Floor	191.47 SQ M	2,061 SQ FT
First Floor	58.81 SQ M	633 SQ FT
<b>Total</b>	<b>250.27 SQ M</b>	<b>2,694 SQ FT</b>

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

EPC: Unit 12 - E-112 Unit 13 - D-78

**Business Rates:** The Rateable Value is £17,250 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:

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