

FOR SALE

14,636 Sq Ft

(1,359.68 Sq M)

- Quick Access to the A421
- Fenced & Gated Yard
- High Spec Offices
- Up & Over Loading Door 4m x 4m



Unit 5 Hudson Road

Elms Farm Industrial Estate, Bedford, MK41 0LZ

>D KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- The premises are located on Elms Industrial Estate, Hudson Road is one of the main roads onto the estate and the property is positioned at the end of a small cul-de-sac
- Quick access to the A421 Bedford Bypass which links the M1 at Junction 13 and the A1 at the Black Cat roundabout
- Approximately 3.5 miles from the town centre
- 4 miles from the main railway station

 what3words

///statue.gear.props

 Google Maps

[Click here](#)



DESCRIPTION

- Detached warehouse/workshop unit
- Warehouse is clear span with mezzanine floor & loading door
- Offices over two floors mostly open plan
- Private room and meeting room
- WC & kitchen facilities

TERMS

The premises are to be sold with vacant possession at a sale price of £1,850,000 exclusive.

ACCOMMODATION

Ground Floor	1,023.2 SQ M	11,014 SQ FT
First Floor	236.06 SQ M	2,541 SQ FT
Mezzanine	100.42 SQ M	1,081 SQ FT
Total	1,359.68 SQ M	14,636 SQ FT

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

EPC: C-70

Business Rates: The Rateable Value is £80,500 per annum. For the rates payable, please contact www.voa.gov.uk

Service Charge: This is a contribution towards the external and common part repair and maintenance. Further information available on request.

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