

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

 **KirkbyDiamond**

Contact: Nathan George or Diccon Brearley

Tel: 01234 905128

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.

CONTACT:

 **NATHAN GEORGE**
07741 261890 nathan.george@kirkbydiamond.co.uk

 **DICCON BREARLEY**
07896 086291 diccon.brearley@kirkbydiamond.co.uk

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP