

FOR SALE/TO LET

9,192 Sq Ft (853.94 Sq M)

- › Offices Over Two Floors.
- › Ample On Site Parking.
- › Loading/Delivery Area.
- › Fast Access to M1 (J12 & J13).



Unit 3 Ampthill Business Park

Station Road, Ampthill, Bedford, MK45 2QW



LOCATION

- The premises are located on the well established Station Road Industrial Estate at Ampthill which is situated just off the A507.
- Access to J12 (5.3 miles) and J13 (5.2 miles) of M1.
- Excellent access to A1 and A6.
- Flitwick Mainline Railway Station is 2.2 miles.
- London Luton Airport 16.7 miles.

 what3words

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 Google Maps

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DESCRIPTION

- The property comprises of a modern end terraced light industrial/warehouse and office unit constructed of a steel portal frame with brick/block and profiled steel elevations.
- Internally there are offices over 2 floors with WC and kitchen facilities.
- Access to the main warehouse area is via an up & over loading door with eaves height of 6.07m and ridge height of 7.74 to the underside of the portal frame.
- Within the warehouse is a mezzanine floor area providing additional storage space. Externally there is ample parking to the front of the unit and a loading bay adjacent to the loading door.

TERMS

Available by way of a new lease on terms to be agreed at an annual rent of £72,000 per annum exclusive.

Alternatively, the long leasehold title could be bought at £1,350,000 exclusive.

ACCOMMODATION

Ground Floor Warehouse	360.64 SQ M	3,882 SQ FT
Ground Floor Office	248.23 SQ M	2,672 SQ FT
First Floor Office	140.74 SQ M	1,515 SQ FT
First Floor Mezzanine	104.33 SQ M	1,123 SQ FT
Total	853.94 SQ M	9,192 SQ FT

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

EPC: C-67

Business Rates: The rateable value is £48,750. For the rates payable please contact www.voa.gov.uk.

Service Charge: Available upon request

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