

# TO LET

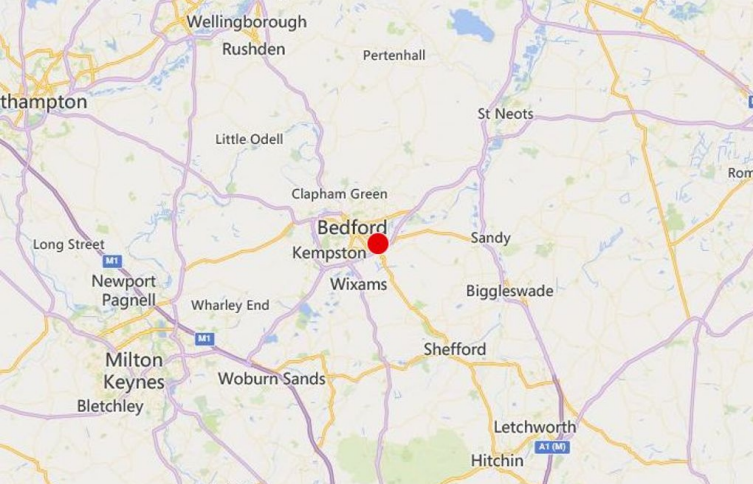
1,550 Sq Ft (144 Sq M)

- Fast access to A421 Bedford bypass and the A6
- Single & 3 phase electrics
- 2 on site parking spaces
- First floor office space



## Unit 15 Glenmore Business Park

Stanley Road, Bedford, MK42 0LE



## LOCATION

- The development is situated at the end of Arkwright Road, on the Cambridge Road Industrial Estate, with fast access to the A421 Bedford Bypass which links the M1 at Junction 13 and the A1 the Black Cat Roundabout.
- Bedford town centre is approximately 3 miles away and the location also benefits from quick access to the A6 linking to Luton in the south and the A428 linking to Northampton in the north west

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Google Maps

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## DESCRIPTION

- The Glenmore Business Park is a modern fenced and gated estate of small units constructed in 2022
- High specification end terrace light industrial unit providing a combination of versatile space including stores / workshop, offices and WC/kitchen facilities
- Ideally suited for office or training purposes, however the unit can be returned back into its original open plan configuration

## TERMS

The premises are to be let on full repairing and insuring terms at a rent of £19,000 per annum exclusive.



## ACCOMMODATION

Ground Floor	95.97 SQ M	1,033 SQ FT
First Floor	48.03 SQ M	517 SQ FT
<b>Total</b>	<b>144 SQ M</b>	<b>1,550 SQ FT</b>

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

EPC: B-43

**Business Rates:** The Rateable Value is £10,500 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:

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