

TO LET

2,363 Sq Ft (219.52 Sq M)

- Single & 3 Phase Electrics
- Fenced & Gated Rear Yard
- LED Lights
- Electrically Operated Loading Door



3 Manton Lane

Manton Lane Industrial Estate, Bedford, MK41 7PB

>D KirkbyDiamond

Contact: Nathan George or Diccon Brearley

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kirkbydiamond.co.uk



LOCATION

- The premises are located on the Manton Lane Industrial Estate which is located approximately 2 miles from Bedford town centre, and approximately 0.8 miles from the A6.
- Situated to the north of Bedford town the location also benefits front quick access to the A421 linking the A1 at the Black Cat Round to the M1 at Junction 13.

 what3words

///bridge.alive.monks

 Google Maps

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DESCRIPTION

- A terraced workshop and office unit constructed of brick walls beneath a new insulated steel sheet roof with translucent panels.
- The unit comprises reception area with office rooms and WC facilities to the front leading through to the main workshop / warehouse with roller shutter loading door at the rear. There is also a small mezzanine storage area above the offices with limited head height.
- Externally there is parking to the front and a fenced and gated yard to the rear.
- The unit is in good condition and would be suitable for various business types (subject to planning).

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £25,000 per annum. VAT is payable

ACCOMMODATION (Gross Internal Area*)

Ground Floor Offices	31.59 SQ M	340 SQ FT
Ground Floor Warehouse	158.21 SQ M	1,703 SQ FT
First Floor Storage	29.73 SQ M	320 SQ FT
Total	219.52 SQ M	2,363 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 £14,250 per annum. For the rates payable, please contact www.voa.gov.uk.

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