TO LET

1,356 Sq Ft (125.97 Sq M)



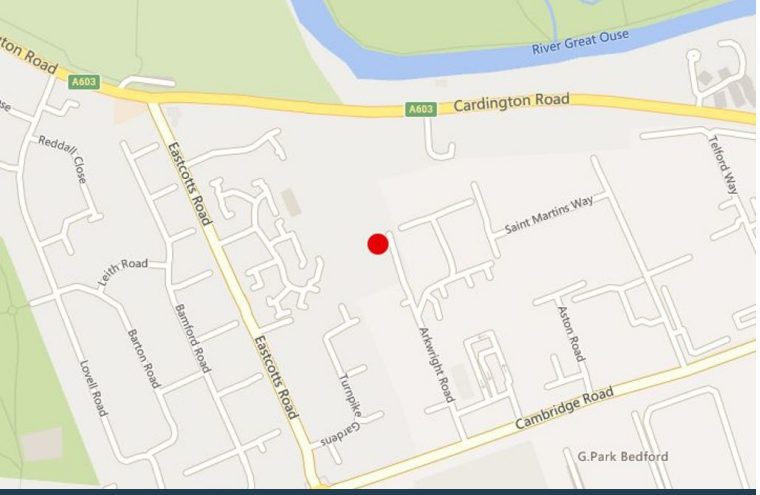
- Single & 3 Phase Electrics 65/70 KVA
- Fast Access to A421 Bedford Bypass, A6, A600 and A603
- 2 On Site Parking Spaces
- Disabled WC Facility
- Kitchenette

Unit 14

Glenmore Business Park, Stanley Road, Bedford, MK42 0XY

Contact: Joshua Parello or Enza Marinaro
Tel: **01234 905128**
eddisons.com

BTG Eddisons







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.

what3words
///shorts.banks.foster

Google Maps
Click here

Description

- Unit 14 is now available for lease at Glenmore Business Park, located just off Arkwright Road in Bedford.
- The development offers excellent connectivity, with fast access to the A421 Bedford Bypass, A6, A600, and A603, making it ideal for a range of business uses
- The unit benefits from single and three-phase electrics, two on-site parking spaces, and modern facilities including a disabled WC and a kitchenette

Terms

The premises are to be let by way of a new FRI lease for a term to be agreed at a rent of £17,000 per annum. VAT is payable

Accommodation (Gross Internal Area*)

Ground Floor	**83.98 SQ M**	**904 SQ FT**
First Floor	**41.99 SQ M**	**452 SQ FT**
Total	**125.97 SQ M**	**1,356 SQ FT**

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

EPC: The property has an EPC of B - 44

Business Rates: The rateable value is £12,000. For the rates payable please contact us or www.voa.gov.uk

Contact:

JOSHUA PARELLO
07951 613205 joshua.parello@eddisons.com

ENZA MARINARO
07943 852444 enza.marinaro@eddisons.com

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees 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 (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.