

# TO LET

1,104 Sq Ft (102.56 Sq M)

- › Unit Available for Leasehold
- › Two On Site Parking Spaces
- › Fast Access to A421 Bedford Bypass and the A6
- › Disabled WC Facility



## Unit 9 Glenmore Business Park Stanley Road

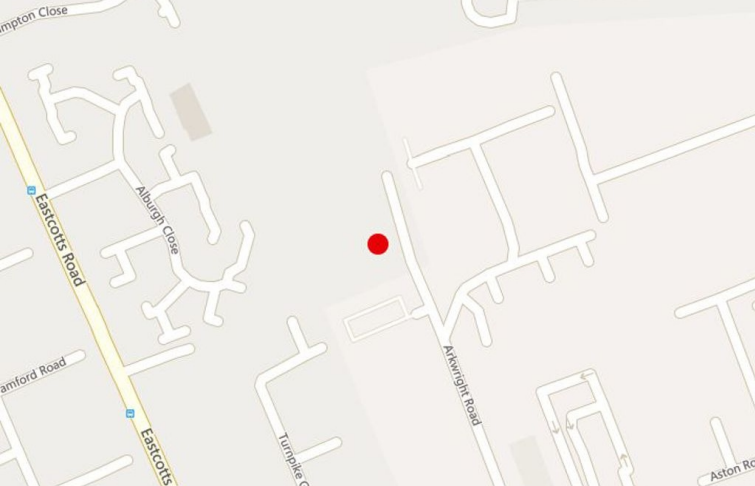
Bedford, MK42 0LE

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[eddisons.com](http://eddisons.com)





## 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

///parade.plenty.neat

Google Maps

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## Description

- Unit 9 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 on full repairing and insuring terms at a rent of £15,900 per annum plus VAT. Tenants are required to pay a 6-month rent deposit which will be held for the duration of the lease term. In addition, any ingoing tenant will be required to pay a non-refundable deposit of £2,500 plus VAT which will be deducted from the 6-month rent deposit at the point of lease completion.

## Accommodation (Gross Internal Area\*)

Ground Floor	67.07 SQ M	722 SQ FT
First Floor	35.49 SQ M	382 SQ FT
<b>Total</b>	<b>102.56 SQ M</b>	<b>1,104 SQ FT</b>

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

**Business Rates:** The rateable value is £10,250. For the rates payable please contact [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request.

## Contact:

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