

# TO LET

2,532 Sq Ft (235.22 Sq M)

- › Mid-terrace industrial unit
- › Recently refurbished
- › Electric roller shutter loading door
- › All mains services
- › Ancillary office, W/C, and kitchenette

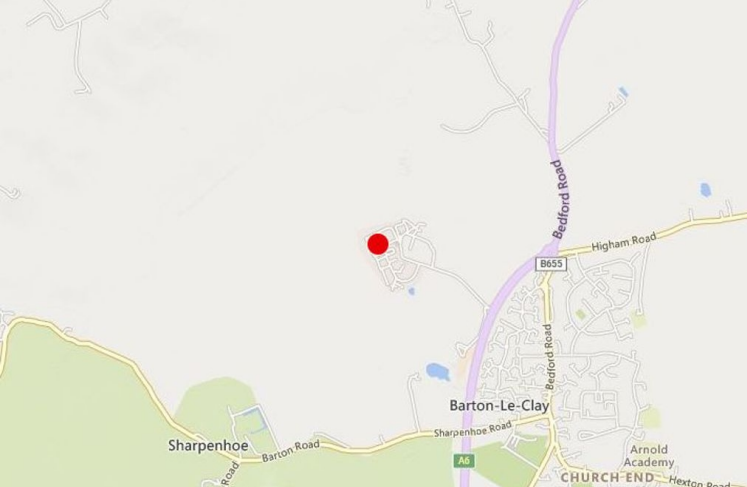


## Unit B4

Barton Industrial Estate, Faldo Road, Barton-Le-Clay, Bedford, MK45 4RP

Contact: Chris Richards or Eamon Kennedy  
Tel: 01582 738866  
[eddisons.com](http://eddisons.com)





## Location

- Barton Industrial Estate is located on Faldo Road just off the A6 bypass which skirts round the village of Barton-Le-Clay and is roughly 6 miles from Luton and 13 miles from Bedford.
- The estate has good North-South access with Junction 12 of the M1 Motorway within 5 miles and the nearest junction to the A421 leading directly to the A1(M) 10 miles away respectively.
- Harlington railway station is 3.7 miles away and Flitwick is 5 miles away respectively.
- The village of Barton-Le-Clay is 1.2 miles distant which boasts a wide range of amenities.

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 Google Maps

Click here



## Description

- Comprising a mid-terrace light industrial unit.
- The unit benefits from an electric roller shutter loading door, all mains services, ancillary office space, W/C, and kitchenette.

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £28,000 per annum exclusive.

VAT is payable

## Accommodation (Gross Internal Area\*)

| Total | 235.22 SQ M | 2,532 SQ FT |
|-------|-------------|-------------|
|-------|-------------|-------------|

\*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

**EPC:** The property has an EPC rating of D (85)

**Business Rates:** The rateable value is £18,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Estate Charge:** There is a contribution towards shared external repair and maintenance of the estate. Further information available on request.

## Contact:

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