

FOR SALE/TO LET

1,164 Sq Ft (108.14 Sq M)

- › Two On Site Parking Spaces
- › Single & 3 Phase Electrics
- › Fast Access to the A421 Bedford Bypass and the A6
- › Disabled WC Facility
- › Kitchenette



Unit 3 Glenmore Business Park Stanley Road

Bedford, MK42 0LE

Contact: Nathan George or Joshua Parelo
Tel: **01234 905128**
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 Car 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.



Click here

Description

- Unit 3 is located on Glenmore Business Park, located just off Arkwright Road.
- 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

Available by way of a new FRI lease for a term to be agreed at a rent of £16,500 per annum exclusive. VAT is payable. The premises are also available to purchase at a freehold price of £295,000 exclusive.

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	72.09 SQ M	776 SQ FT
First Floor	36.05 SQ M	388 SQ FT
Total	108.14 SQ M	1,164 SQ FT

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

EPC: B-41

Business Rates: The rateable value is £10,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: The current service charge payable for 2025 is £633.22 per annum exc.

Contact:

NATHAN GEORGE
[07741 261890 nathan.george@eddisons.com](mailto:nathan.george@eddisons.com)

JOSHUA PARELLO
[07951 613205 joshua.parello@eddisons.com](mailto:joshua.parello@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.