TO LET

1,684 Sq Ft (156.44 Sq M)



- Mid-terrace industrial unit
- Electric roller shutter loading door
- All mains services
- Ancillary office, W/C, and kitchenette
- Eligible for 100% small business rates relief

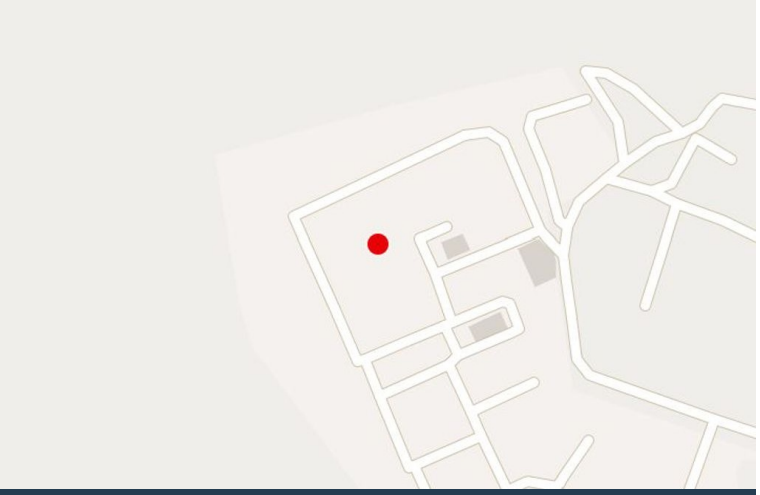
Unit B8

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

Contact: Chris Richards or Steve Cable

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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.

what3words

///summer.explores.dignify

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 £20,250 per annum exclusive.

VAT is payable

Accommodation (Gross Internal Area*)

Total	**156.44 SQ M**	**1,684 SQ FT**

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

EPC: TBC

Business Rates: The rateable value is £11,750. For the rates payable please contact us or 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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