FOR SALE

21,087 - 42,852 Sq Ft

(1,958.98 - 3,980.95 Sq M)



- Large Self Contained Yard
- 4 Level Access Loading Doors
- Recently Refurbished (including new roof)
- High Spec Ground and First Floor Office Space
- EPC Rating of A

1A & 1B Caxton Road

Elms Farm Industrial Estate, Bedford, MK41 0LF

Contact: Nathan George or Paul Quy
Tel: **01234 905128**
eddisons.com

BTG Eddisons







Location

- The units are located on the popular Elms Farm Industrial Estate to the south east of Bedford town center. The estate benefits from quick and easy access to the A421 which links the A1 at the Black Cat roundabout to the M1 at Junction 13.
- The rear of the unit overlooks the A4280 dual carriageway, an arterial route into Bedford. Amenities nearby include Waitrose, Starbucks, McDonalds and Tesco. 3 miles from Bedford town center, 6 miles from the A1 (Black Cat Roundabout) and 15 miles from M1 Junction 13.

what3words
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Google Maps
Click here

Description

- A recently refurbished pair of semi detached warehouse / industrial units currently configured as a single unit with two openings within the internal dividing wall. The buildings benefit from a large secure yard, new roof (replaced in 2024), 4 level access loading doors, 2 storey offices, 5.5m eaves height, EV charging points, heat pump heating and cooling to offices, LED lighting throughout.
- The configuration offers flexibility as openings in the dividing wall could easily be closed off to create two separate units each with their own office blocks and facilities. The total site area extends to approximately 2 acres and fronts onto Caxton Road with additional roadside visibility backing onto to the A428.

Terms

Available to purchase freehold at a price of £7,000,000 exclusive. Consideration would be given to selling the units individually. Please enquire with the agent to discuss the price per unit.

Accommodation (Gross Internal Area*)

Total	**3,980.95 SQ M**	**42,852 SQ FT**

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

EPC: Unit 1A - A (23)
Unit 1B - A (25)

Business Rates: The rateable value is £239,000. For the rates payable please contact us or www.voa.gov.uk

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