

Priority Business Park

BEDFORD • MK44 3WG



TO LET

Hi-Tech
Business
Unit on
Large Site

10,339 sq ft
(960 sq m)

On 1 acre site



DESCRIPTION

Detached, very high quality, hi-tec business unit on large site.

Two storey office / lab space at front with full height clear span warehouse / production space to rear.

Office space has open plan, meeting rooms, board room, kitchen and possible lab space. LED lights and AC.

Warehouse has single loading door, 4.75m min. clear height and mezzanine. LED lights and heating.

Generous car park to front and huge yard to side, plus possible expansion land.

Prominent position, with striking entrance, in centre of Priory Business Park. Set in landscaped grounds.



ACCOMMODATION

The property provides the following approx. gross internal area:

Ground floor offices	2,401 sq ft	223 sq m
First floor offices	2,362 sq ft	219 sq m
Warehouse / production	5,576 sq ft	518 sq m
Total	10,339 sq ft	960 sq m

Plus mezzanine 550 sq ft (52 sq m)

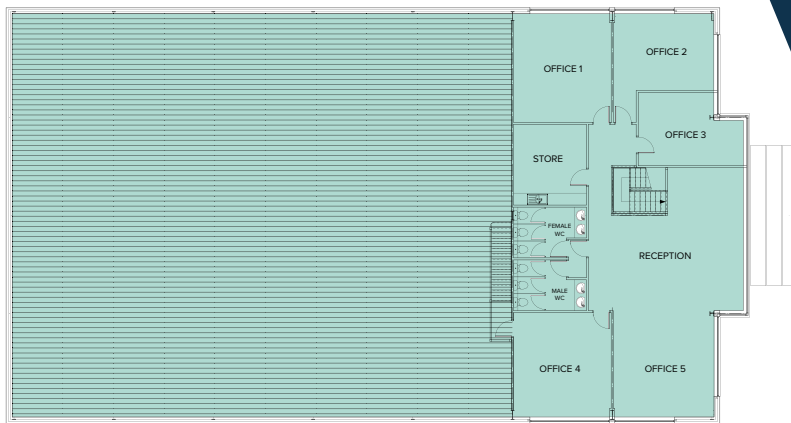
Site - approx. 1 acres (0.41 hectares)

SERVICE CHARGE

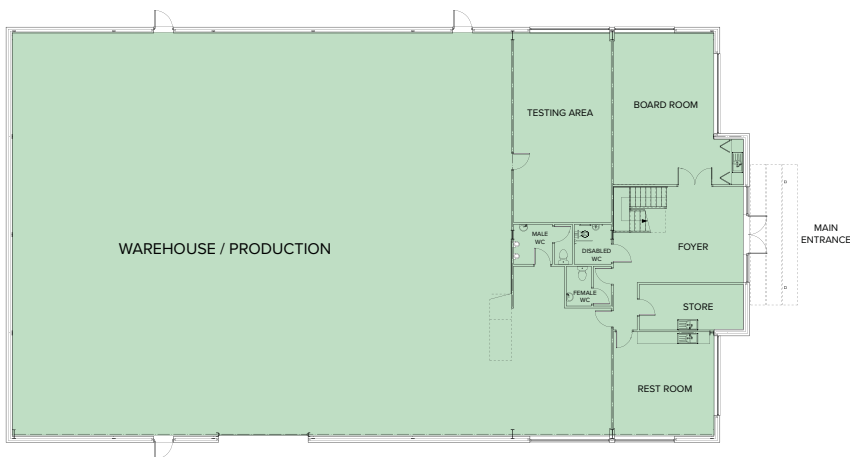
There is a modest estate service charge rendered by Bedford Borough Council for the maintenance and management of Priory Business Park.

RATES

The Rateable Value is £53,000.



FIRST FLOOR



GROUND FLOOR

EPC
B - 45



LOCATION

Priory Business Park is a managed park, in a landscaped setting, around a lake.

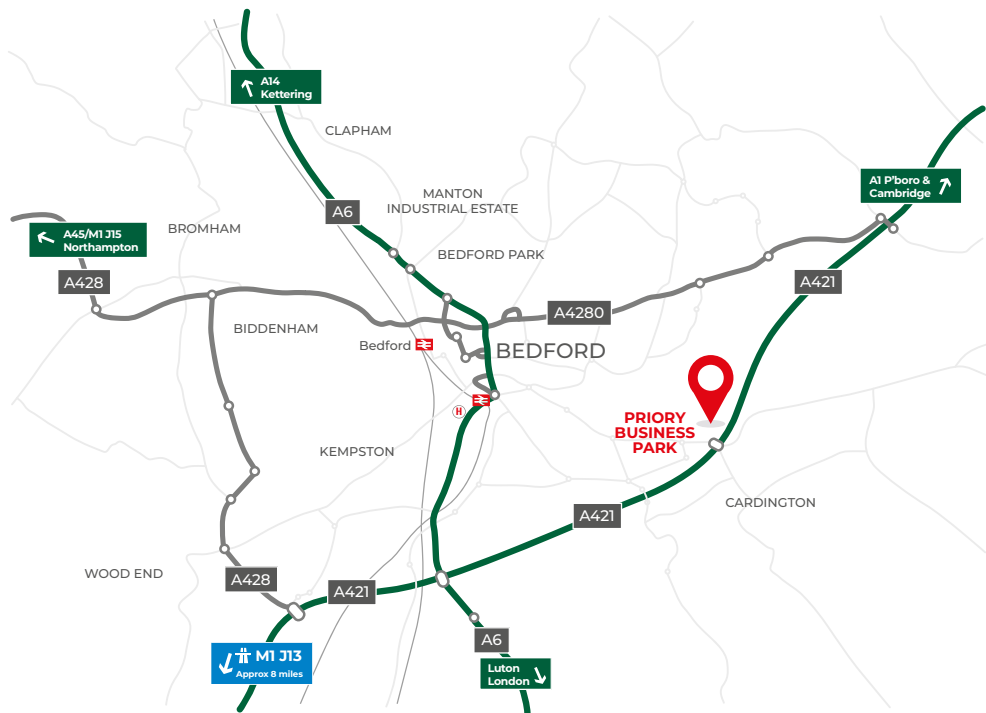
It is Bedford's premier business park and has a range of hi-tec occupiers, including Autoglass, Capita, Alere International, Vertiv and Lifepus Europe.

The A421 dual carriageway is adjacent, proving fast links to the M1 J13 (12 miles) and the A1 Black Cat Roundabout (7 miles).

Bedford town centre and train station are a few miles away and there is a bus route.



SAT NAV: MK44 3WG



TERMS

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rental of £125,000 pax.

VAT will apply.

CONTACT

For further information or to arrange a viewing please contact:

Richard Last
07921 166 595
richard.last@kirkbydiamond.co.uk

Paul Quy
07917 268 853
paul.quy@kirkbydiamond.co.uk

Andrew Clarke
07799 430 295
andrew.clarke@kirkbydiamond.co.uk