Priory Business Park

THE PROPERTY AND A CHARGE

BEDFORD • MK44 3WG

0





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

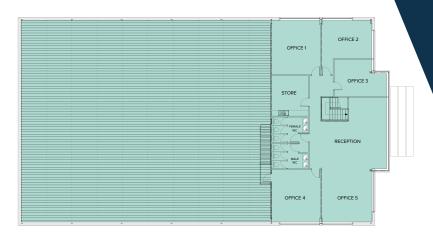
Plus mezzanine 550 sq ft (52 sq m) Site - approx. 1 acres (0.41 hectares)

SERVICE CHARGE

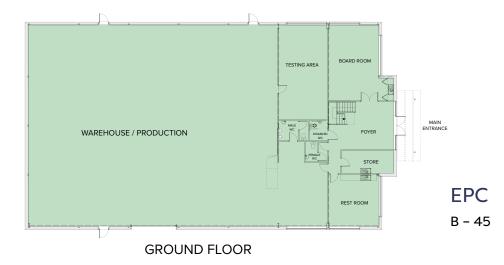
There is a modest estate service charge rendered by Bedford Borough Council for the maintenance and management of Priory Business Park.

RATES

The Rateable Value is £53,000.



FIRST FLOOR



III

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 Lifeplus Europe.

The A421 dual carriageway is adjacent, proving fast links to the M1 j.13 (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 $\pounds125,000$ pax.

VAT will apply.

CONTACT

For further information or to arrange a viewing please contact:

Richard Last 07921166 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



DISCLAIMER: Kirkby & Diamond for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of Kirkby & Diamond or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Kirkby & Diamond cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained hassors or tenants should not rely on them as statements or representations or enterin ito any concuracy of each of them; (iii) no employee of Kirkby & Diamond has any authority to make or give any representations or enter into any concuracy of each of them; (iii) no employee of Kirkby & Diamond has any authority to make or give any representations or enter into any concuracy of each of them; (iii) no employee of Kirkby & Diamond has any authority to make or give any representations or enter into any concuracy of each of them; (iii) no employee of Kirkby & Diamond has any authority to make or give any representations or enter into any concuracy of each of them; (iii) no employee of Kirkby & Diamond has any authority to make or give any representation or enter into any concuracy of each of them; (iii) no employee of Kirkby & Diamond has any authority to make or give any representation or the property; (iv) Kirkby & Diamond has any authority to make payable or give any representation or the property; (iv) Kirkby & Diamond has any authority to make payable on the purchasers or tenants and or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) Kirkby & Diamond will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. 07/22