

# FOR SALE | TO LET

 KirkbyDiamond



Philex House  
Kingfisher Wharf  
London Road  
Bedford  
MK42 0NX

An Established Detached  
Warehouse

51,811 SqFt (4,813.35 SqM)

- Two Storey Offices
- Site Area Approx. 1.98 Acres
- 2 Electrically Operated Loading Doors
- Enclosed Fenced & Gated Yard
- Gas Central Heating & Comfort Cooling To The Offices

## Location

The premises are located on London Road (A600) approx. 1 mile from the Bedford town centre, and 1.3 miles from Bedford station.

It is conveniently situated approx. 1.5 miles from the A421 Bedford Bypass which provides a direct link to the M1 (J13) and the A1 at the Black Cat roundabout.

## Description

An established detached warehouse premises located on a fenced and gated site of approx. 1.98 acres.

The building is constructed of a steel portal frame with a pitched steel sheet roof and brick and block lower elevations and profiled steel sheet upper elevations.

To the front is a gated concrete yard. The access roadway from London Road is also in the ownership of this property.

The building provides two warehouse areas separated by a block wall which has forklift truck access points. Access to the warehouse is via two electrically operated metal roller shutter loading doors (4.85m x 4.80m).

The apex height is approx. 7.80m and the eaves height to the haunch is approx. 5.35m.

A range of modern, mainly open plan, offices with staff facilities are provided over the ground and first floors.

These benefit from a gas fired radiator heating system and some ceiling mounted comfort cooling units and LED lighting.

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The gated yard provides car parking, a large loading/delivery area and outside storage.

## Terms

Both purchase and leasing options are available.

The premises are offered for sale on a freehold interest at offers in the region of £4,800,000 exclusive with vacant possession.

Alternatively, the premises are available on a new full repairing and insuring lease for a term to be agreed at a rental of £365,000 per annum exclusive.

Consideration may be given to the letting of a secure warehouse area of approx. 19,337 square feet for £110,000 exclusive.

## VAT

We understand that VAT is not payable.

However, intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Business Rates

Rateable Value - £172,000

Interested parties are advised to contact the relevant Local Authority.

## EPC

B-45



## Accommodation

### Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Accommodation	Sq M	Sq Ft
Warehouse	4,162.60	44,806
Ground Floor Offices	349.85	3,766
First Floor Offices	300.90	3,239
<b>Total</b>	<b>4,813.35</b>	<b>51,811</b>

Areas quoted are approximate and should not be held as 100% accurate.

### Viewings

For further details please contact;

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