

FOR SALE



Unit E
Bedford Business Centre
Mile Road
Bedford
MK42 9TW

Investment For Sale

5,302 SqFt (492.57 SqM)

- Open Plan & Private Offices
- Meeting Rooms
- Category II Lighting
- Private Car Park

Location

Bedford Business Centre is a modern, landscaped Business Park situated on Mile Road approx. 1.8 miles from Bedford Town Centre. Good access to the A421 Bedford Bypass, A600, A603 and the A6 southbound to Luton.

Description

Unit E is an end terrace purpose built office building with accommodation over two floors and parking to the front and rear of the unit.

The property comprises an entrance/reception area, a combination of open plan and private offices with meeting room and wc/kitchen facilities.

The ground floor is mostly being used as storage and the unit is suitable for a hybrid user.

The estate provides for further visitor parking and the buildings are situated towards the entrance of the estate.

Terms

The premises are to be sold by way of a 999 year long leasehold interest at an asking price of £775,000 exclusive.

Business Rates

Applicants to make their own enquires.

EPC

TBA

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Accommodation

Unit E

Let to Kimm & Miller Limited on a 5 year lease from 3.4.22. The passing rent is £59,613 per annum, and there are 18 parking spaces with the unit located to the front and rear.

Further details or copies of the lease can be provided from the agent upon request.

Accommodation	Sq Ft	Sq M
Ground Floor	2,692	250.09
First Floor	2,607	242.19
Total	5,299	492.28

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

Viewings

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