

# FOR SALE



Units C & D  
Bedford Business Centre  
Mile Road  
Bedford  
MK42 9TW

## Investments For Sale, Individually Or As A Pair

From 1,560 – 3,128 SqFt  
(144.93 – 290.6 SqM)

- Open Plan & Private Offices
- Meeting Rooms
- Kitchen & WC Facilities
- 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

A selection of 2 office buildings available to purchase as an investment either individually or as a whole.

Bedford Business Centre is a popular mixed use business park located to the south of the town with quick access to the southern bypass linking the A1 and M1 motorways.

Units C & D are a pair of semi detached purpose built office buildings with accommodation over two floors and parking to the front of the unit.

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 as follows.

Unit C	£250,000 exclusive
Unit D	£250,000 exclusive

## Business Rates

Applicants to make their own enquires.

## EPC

Available on request.

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## Accommodation

### Unit C

Let to Biowatt Limited for a term of 5 years from 31/7/23 at a rent of £18,720 per annum exclusive. There are 4 allocated parking spaces with the unit.

### Unit D

Let to Eden of London Limited for a term of 5 years from 23/10/23 at a rent of £18,800 per annum exclusive. There are 4 allocated parking spaces with the unit.

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

Accommodation	Sq Ft	Sq M
Unit C	1,560	144.93
Unit D	1,568	145.67
Total	3,128	290.6

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

## Viewings

For further details please contact;

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