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## **LEASE AVAILABLE**

### **Detached Warehouse**

Priory Point, Priory Business Park, Bedford, MK44 3UP

**PASSING RENT: £517,219.48 Per Annum**

- 8,148 sq m (87,704 sq ft) Approx.
- Fenced and Gated Yard with 103 Car Parking Spaces
- 8m Minimum Eaves Height
- Close to A421 with Fast Links to M1 and A1
- Fast Train Links to London St Pancras (35 minutes)
- Immediately Available

## Location

The property is located at the gateway to Bedford's most prestigious business park, which has a tremendous commercial presence and is home to a vibrant and well integrated community of over 60 businesses.

The park is located on the side of the A421 A1/M1 link road, within 2 miles of the mainline railway station providing a rail service to London St Pancras in 35 minutes, and 20 miles from London Luton airport and a 5 minute drive south of Bedford town centre.

The Borough of Bedford has a population in excess of 150,000.

## The Property

The property comprises of a detached industrial warehouse which has been fully refurbished to a high standard. There is a fenced and gated concrete service yard with its own separate access with 103 car parking spaces.

There are 6 level access loading doors and a minimum eaves height of 8m.

## Accommodation

Area schedule is as follows:

### Ground Floor

Warehouse	6,940 sq m	(74,706 sq ft)
Office/Store/Welfare	648 sq m	(6,978 sq ft)

### First Floor

Offices	559 sq m	(6,021 sq ft)
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**TOTAL**                      **8,148 sq m**    **(87,704 sq ft)**

(All measurements are approximate).

## Planning

Any use or uses which fall within Class E (formerly B1) and/or Class B8 of the Town and Country Planning (Use Classes) (Amended) England Regulations 2020.

Interested parties should make their own enquiries of the Local Authority

## EPC

The property has an EPC rating of C – 62.

## Services

Single and 3 phase electricity; water, gas and telecom services are connected to the property. Drainage is to the main sewers.

Interested parties shall however satisfy themselves as to the adequacy of service supplies to the property.

## Estate Charge / Insurance

The current service charge payable is £2,385 per quarter which covers repair, maintenance, cleaning and lighting of the Estate Roads and Common Parts.

Buildings Insurance is £2,007.24 per annum.

## Terms

The property is available by way of assignment or sub-letting on terms to be agreed.

Alternatively, a new lease may be available by negotiation with the property owner.

## Rent

**Passing Rent: £517,219.48** per annum (£129,304.87 per quarter).

## Legal Costs

Each party will be responsible for their own legal/agents costs.

## Rates

2023 Rateable Value: £131,000  
2023/2024 Rate Poundage 51.2 p/£  
(Note: Transitional Relief/Charge may apply).

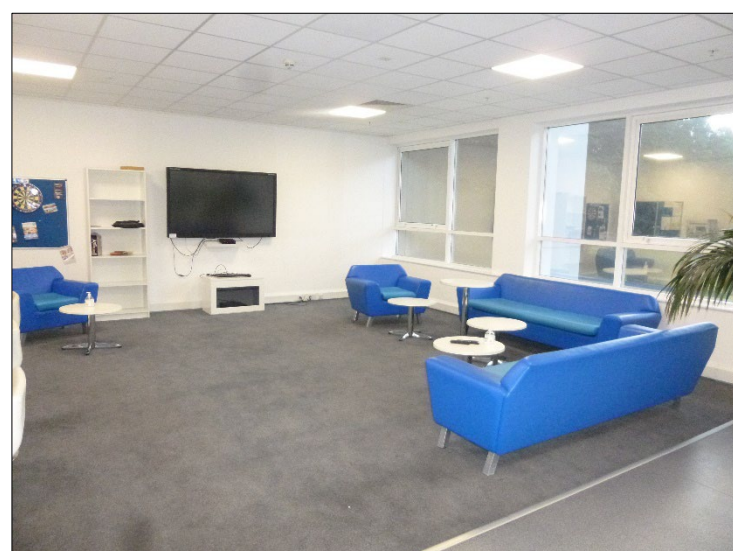
## Viewing

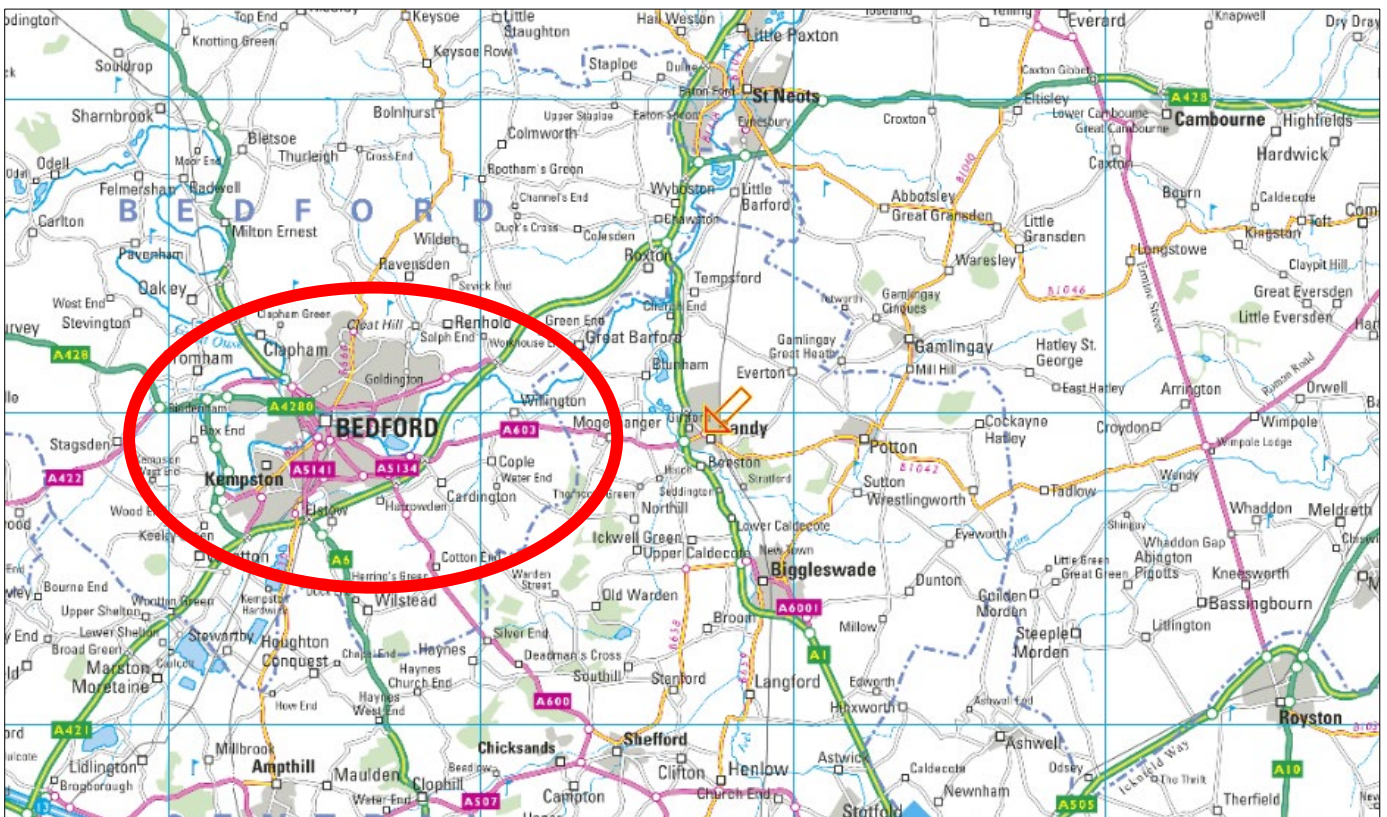
Strictly by appointment with the sole letting agent:-

Phil Cottingham  
Tel: 01480 479089  
Email: phil.cottingham@brown-co.com

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