

# 4 Caxton Park

Caxton Road, Bedford, MK41 0TY



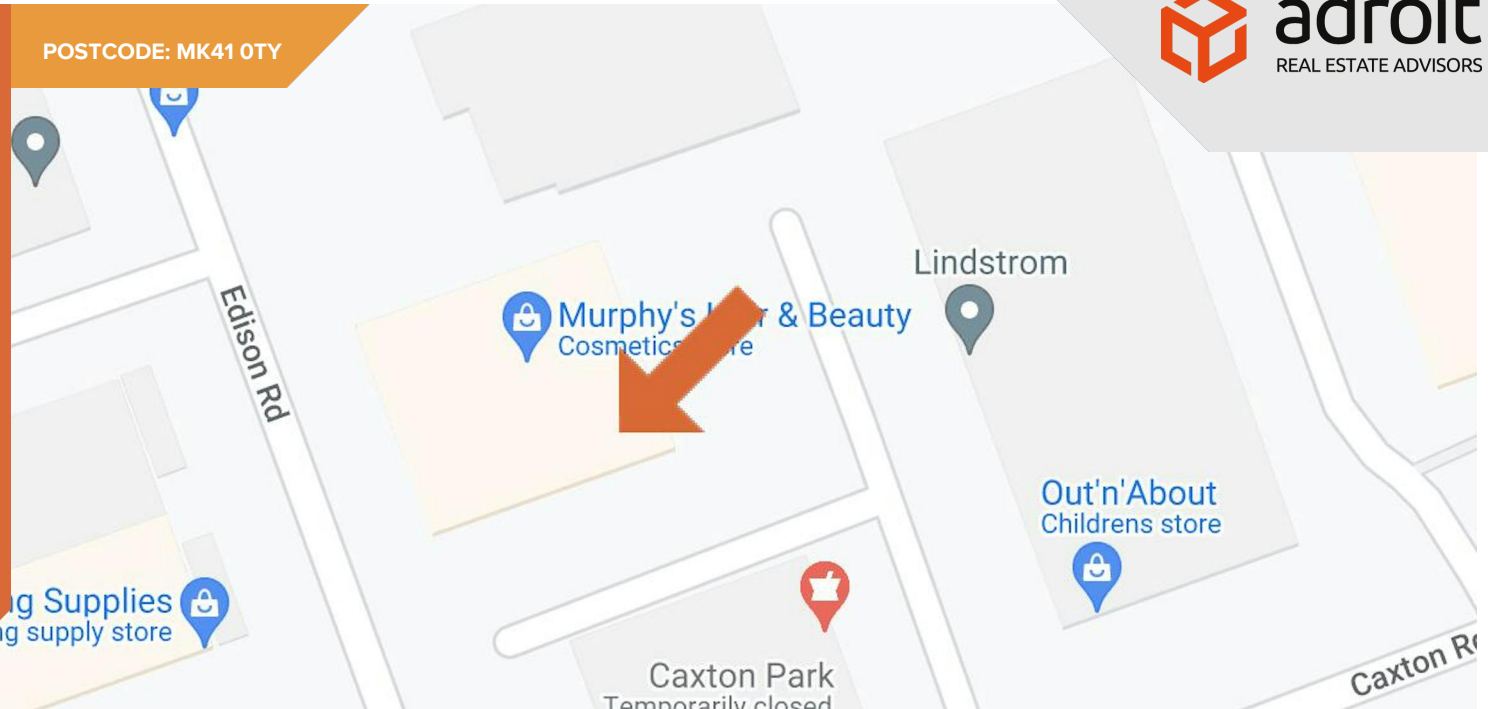
**TO LET**

**6,984 sq ft** (648.83 sq m)



POSTCODE: MK41 0TY

- Undergoing refurbishment - Available June 2024
- 5.65m clear internal height
- Two storey offices
- One new up and over loading door
- LED Lighting throughout
- Good car parking
- Three phase power (120kVA) and capped mains gas
- Targeting EPC B



## Description

A semi detached brick built unit with two storey offices, dedicated car parking and a separate loading area. The unit benefits from three phase power, mains gas and 5.65m clear internal height. The unit has been redecorated by the outgoing occupier and the landlord is proposing to undertake additional modernisation works.

## Location

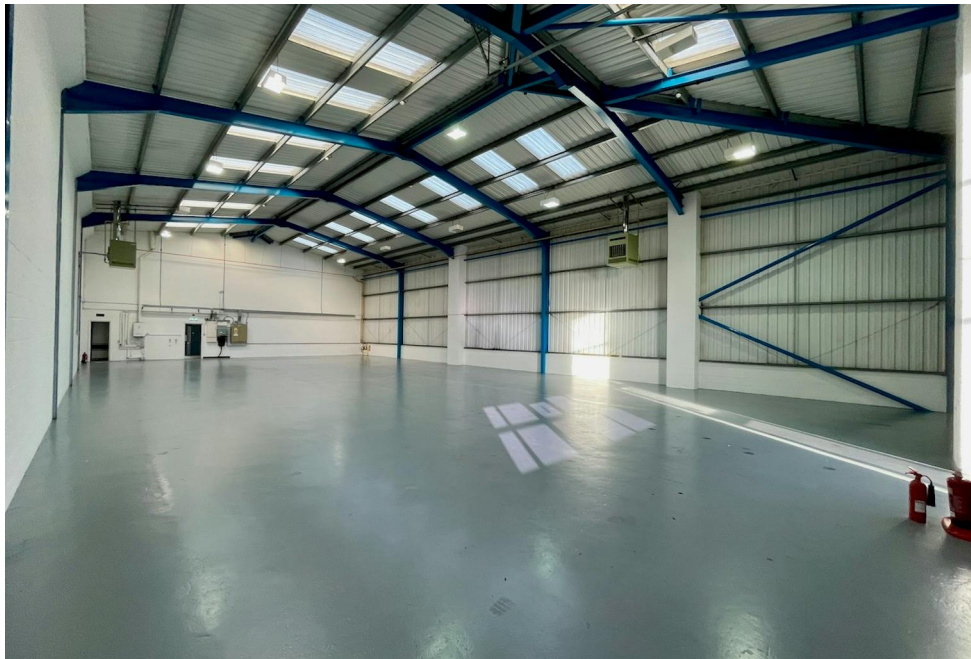
Caxton Park is a modern development within the Elm Farm Industrial Estate on the eastern edge of Bedford. The A4280 links Elm Farm to the A421 Bedford Southern Bypass (M1 J13 - A1 Black Cat Roundabout) and to Bedford town centre. The surround area is a mixture of industrial and warehousing with a good level of amenity nearby, including Waitrose, Starbucks, McDonalds and Lidl. Bedford is served by a train service to London St Pancras.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse and Office	6,041	561.23	Available
1st - Office	943	87.61	Available
<b>Total</b>	<b>6,984</b>	<b>648.84</b>	





## Tenure

Available on a Leasehold basis only. Please contact the agents for quoting terms.

## EPC

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## Availability

Available September 2023

## Rent

£10.75 per sq ft

## Service Charge

£0.56 per sq ft

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Business Rates

Further information is available upon request.

## Viewings

Viewing strictly by prior appointment via the sole agents - Adroit Real Estate Advisors

## Adroit Real Estate Advisors



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