

Mileway

Available immediately

Hudson Road, Elms Farm, Bedford, MK41 0QB

Viking Industrial Estate

BEDFORD

UNIT 2C Available To Let
Warehouse/Industrial Unit
62,052 sq ft
(5,765 m²)

Viking Industrial Estate



Low-energy LED lighting



Electric car charging points



8 dock level doors



2 level access doors



6m eaves height



Flexible Lease terms

Warehouse/Industrial Unit
Unit 2C – 62,052 sq ft
- Available To Let

The unit benefits from 6m eaves height, two storey offices at the front of the unit, 8 dock level doors at the front and 2 level access doors at the rear, accessed via a one-way system around the site. The warehouse is configured as two distinct bays with openings between.



24/7 access



High-speed Broadband



Cycle shelters



DDA compliant



Ample car parking

Siteplan



Accommodation

Unit	sq m (GIA)	sq ft (GIA)
Ground Floor Offices	196 m ²	2,109 sq ft
First Floor Offices	191.0 m ²	2,056 sq ft
Warehouse	5,378 m ²	57,887 sq ft
Total size	5,765 m²	62,052 sq ft



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EPC

The property has an EPC rating of C-59.

Business Rates

The property has a Rateable Value of £221,000 in the 2023 rating list. Please note this is not the rate payable and may be subject to transitional relief. Interested parties should make their own enquiries to the local rating authority.

VAT

All rents, prices and premiums are stated exclusive of VAT.

Terms

The property will be available on a new lease with flexible terms. A service charge is applicable for upkeep of the common areas.

Rent

Competitive rental available on a new lease, on flexible terms, upon application.

Location

Viking Industrial Estate forms part of the Elm Farm Industrial Estate, one of the main employment areas on the eastern edge of Bedford. Bedford town centre is approx 4 miles away.



By Road

The estate sits less than 4 miles from Bedford town centre and 1.4 miles from the A421 Dual Carriageway which links the town to the M1 Junction 13 (14.5 miles) and the A1 Black Cat roundabout (6.5 miles).



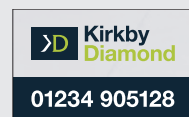
By Rail

Bedford is served by a Thameslink train service to London St Pancras in 56 minutes.

Viewing / Further Information

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The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. March 2023.

