

EDISON ROAD

Elms Industrial Estate > Bedford > MK41 0HU



TO LET

- Undergoing extensive refurbishment
- Due to be available May 2022
- New roof with PV array & large rear yard
- Low site cover of 23%
- 3 level access loading doors (one front and two rear)
- Fully enclosed secure site
- 3 Phase power and mains gas
- Warehouse and ancillary offices on site of 2.40 acres

Detached warehouse & office unit on a site of 2.40 acres
24,462 sq ft (2,272.57 sq m)



Location

Edison Road is situated on the Elms Industrial Estate. The estate is located approx. 3.5 miles from Bedford town centre, 4 miles from the mainline railway station and 1.8 miles from a junction with the A421 Bedford Bypass. It is located 6.1 miles from the A1 (Blackcat roundabout), and 15.4 miles from the M1 (J13).

Description

An individual detached warehouse and office unit undergoing extensive refurbishment. Works include new roof including a substantial PV installation, upgraded offices, heating and lighting. Extended rear yard with new perimeter fence and gates.

Accommodation

The accommodation benefits from a double span steel portal frame warehouse, 3 loading doors, open plan and management offices, ladies & gents wc facilities and kitchen.

There is an eaves height of 5.40m / 17'9" and an apex height 8.40m / 27'6".

The site is to be fully fenced and gated. Rear yard to be approx 50m deep.

Available for occupation Q2 2022.

Floor Area (GIA)

| Accommodation | Sq Ft | Sq M |
|------------------------|---------------|-----------------|
| Ground Floor Warehouse | 21,652 | 2,011.52 |
| Ground Floor Offices | 2,810 | 261.05 |
| Total | 24,462 | 2,272.57 |

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

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rent of £8.50 per square foot exclusive.

Business Rates

The existing building and the rear land are currently separately assessed at £58,500 (building) and £21,500 (rear land) and may need to be reassessed upon completion of the works. Please note these are not the rates payable.

Service charge

Not applicable.

EPC

Draft/Projected 'A' rating.

Viewings

For viewings and further information please contact the joint sole agents:

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