

2 Caxton Park

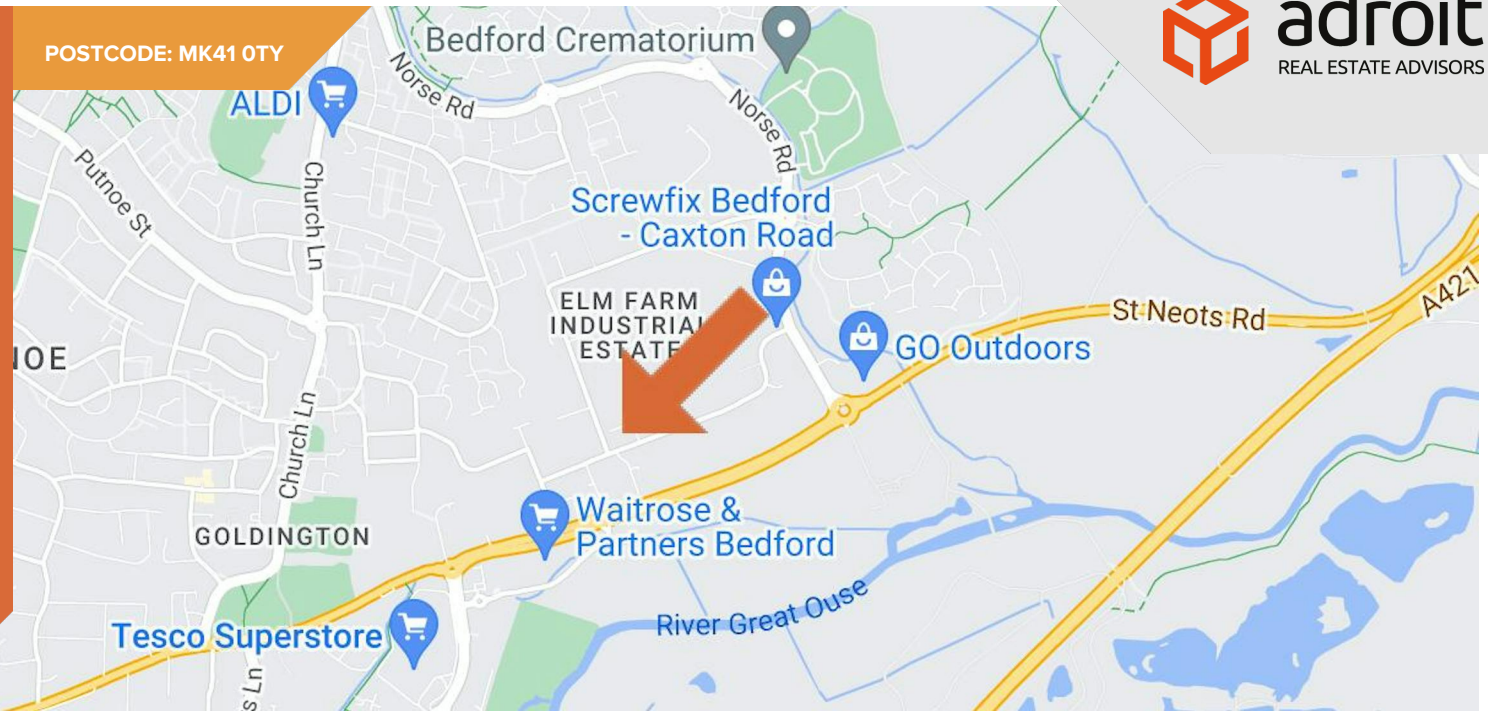
Caxton Road, Bedford, MK41 0TY



TO LET

6,892 sq ft (640.29 sq m)

- 5.65m clear internal height
- Two storey offices
- 15 car parking spaces
- Three phase power and mains gas
- Awaiting refurbishment
- One loading door



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
Ground - Warehouse	4,996	464.14
1st - GF & 1st Offices	1,896	176.14
Total	6,892	640.28



Tenure

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

EPC

D

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



Dan Jackson

M: 07841 684870

djackson@adroitrealestate.co.uk



www.adroitrealestate.co.uk

This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Unless otherwise stated, all rents quoted are exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of a transaction. Generated on 01/05/2024