

FOR SALE | TO LET

 KirkbyDiamond



Philex House
Kingfisher Wharf
London Road
Bedford
MK42 0NX

An Established Detached
Warehouse

51,811 SqFt (4,813.35 SqM)

- Two Storey Offices
- Site Area Approx. 1.98 Acres
- 2 Electrically Operated Loading Doors
- Enclosed Fenced & Gated Yard
- Gas Central Heating & Comfort Cooling To The Offices

Location

The premises are located on London Road (A600) approx. 1 mile from the Bedford town centre, and 1.3 miles from Bedford station.

It is conveniently situated approx. 1.5 miles from the A421 Bedford Bypass which provides a direct link to the M1 (J13) and the A1 at the Black Cat roundabout.

Description

An established detached warehouse premises located on a fenced and gated site of approx. 1.98 acres.

The building is constructed of a steel portal frame with a pitched steel sheet roof and brick and block lower elevations and profiled steel sheet upper elevations.

To the front is a gated concrete yard. The access roadway from London Road is also in the ownership of this property.

The building provides two warehouse areas separated by a block wall which has forklift truck access points. Access to the warehouse is via two electrically operated metal roller shutter loading doors (4.85m x 4.80m).

The apex height is approx. 7.80m and the eaves height to the haunch is approx. 5.35m.

A range of modern, mainly open plan, offices with staff facilities are provided over the ground and first floors.

These benefit from a gas fired radiator heating system and some ceiling mounted comfort cooling units and LED lighting.

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The gated yard provides car parking, a large loading/delivery area and outside storage.

Terms

Both purchase and leasing options are available.

The premises are offered for sale on a freehold interest at offers in the region of £4,800,000 exclusive with vacant possession.

Alternatively, the premises are available on a new full repairing and insuring lease for a term to be agreed at a rental of £365,000 per annum exclusive.

Consideration may be given to the letting of a secure warehouse area of approx. 19,337 square feet for £110,000 exclusive.

VAT

We understand that VAT is not payable.

However, intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value - £172,000

Interested parties are advised to contact the relevant Local Authority.

EPC

B-45



Accommodation

Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Accommodation	Sq M	Sq Ft
Warehouse	4,162.60	44,806
Ground Floor Offices	349.85	3,766
First Floor Offices	300.90	3,239
Total	4,813.35	51,811

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

Viewings

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